

City of San Antonio



AGENDA

City Council A Session

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

Thursday, May 1, 2025

9:00 AM

Municipal Plaza Building

The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

9:00AM: Call to Order

Members of the public can comment on items on the agenda. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

Individuals signing up for public comment may register for VIA bus fare or parking validation at www.saspeakup.com. VIA bus fare or parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide VIA bus fare passes and parking validation tickets in the lobby of City Council Chambers.

To view the Live meeting please view our [Live Stream](#)

During the meeting, the City Council may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas

Government Code.

ACCESS STATEMENT

The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-2098 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/DEI/Language-Services>. Providing at least 72 hours' notice will help to ensure availability.

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call (210) 207-7080.

3. Approval of minutes for the City Council meetings of April 9, 2025; April 10, 2025; April 16, 2025; and April 17, 2025.

THE CITY COUNCIL MAY RECESS FOR LUNCH AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.

Printed on: 05/04/2025 08:10 AM

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



**Meeting Minutes
City Council B Session**

Council Briefing Room
City Hall
100 Military Plaza
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

Wednesday, April 9, 2025

2:00 PM

Council Briefing Room

The City Council convened a B Session meeting in the Council Briefing Room beginning at 2:06 p.m. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 10 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Courage, Whyte

ABSENT: 1 - Pelaez

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting into Executive Session at 2:07 p.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 pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Legal issues relating to emergency preparedness pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 3:47 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 3:47 p.m.

Approved

Ron Nirenberg
Mayor

Debbie Racca-Sittre City
Clerk

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



**Meeting Minutes
Public Comment 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

Wednesday, April 9, 2025

5:00 PM

City Council Chambers

The City Council convened the Public Comment Session in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 5:21 p.m. City Clerk Debbie Racca-Sittre took the Roll Call with the following Council Members present:

PRESENT: 6 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Castillo, Whyte

ABSENT: 5 - Rocha Garcia, Cabello Havrda, Alderete Gavito, Pelaez, Courage

PUBLIC COMMENT

1. Public Comment is your opportunity to address your City of San Antonio elected officials directly about issues that are important to you and your community. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. NOTE: Speaker registration closes 15 minutes before the start of the meeting. Members of the public are given up to three minutes to speak, and groups are given up to nine minutes.

Ana Maria Carpio, mother of a murdered son, spoke in support of funding for Cybercheck to help solve crime.

Vicki Steerman spoke in support of holding irresponsible pet owners accountable and providing animal care.

Pamela Allen spoke in support of Cybercheck and their ability to solve cold cases.

Ann Howard, resident of the Eastwood Village Neighborhood, requested speed humps and complained about stray dogs.

Carl Merkle stated that he had been kidnapped in 2021 and there was massive white collar crime.

Joshua Hinson complained about being arrested for sidewalk chalk.

April Guadarrama expressed concern about spending too much money on animals and not enough to house people.

Martha Huerta stated that she could not get help with her insurance claim because she was driving her son's car when she was hit and her son was in jail.

Daniel A. Huerta stated that he was held in a detention center unjustly.

Nikolaj Zbikowski was grateful that Mr. Huerta had been released from jail and wanted more accountability at the Bexar County Jail.

ADJOURNMENT

There being no further comments, the meeting was adjourned at 5:51 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

**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
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Marina Alderete Gavito, Dist. 7 | Manny Pelaez, Dist. 8
John Courage, Dist. 9 | Marc Whyte, Dist. 10

Thursday, April 10, 2025

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 9:00 a.m. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 11 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Pelaez, Courage, Whyte

ABSENT: None

PROCEDURAL

1. Invocation

The invocation was delivered by Most Reverend Archbishop Gustavo Garcia-Siller, guest of Councilmember Pelaez, Council District 8.

2. Pledge of Allegiance

Mayor Nirenberg led the assembly in the Pledge of Allegiance.

3. Approval of minutes for the City Council meetings of March 26, 2025 and March 27, 2025.

Councilmember Rocha Garcia moved to Approve the minutes of the March 26, 2025 and March 27, 2025, City Council meetings. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized the 80th Anniversary of Goodwill Industries.

Mayor Nirenberg proclaimed the week of April 7th through 11th to be National Public Health Week in San Antonio.

Councilmember Courage welcomed Dr. Jayesh B. Shah as the new President of the Bexar County Medical Society.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. 2025-04-10-0261

Ordinance approving a contract with Lake Country Chevrolet Inc. for one Chevrolet SUV Tahoe with upfitting for the San Antonio Fire Department for a total cost of \$76,978.56. Funding is from the General Fund FY 2025 Adopted Budget. [Ben Gorzell Jr, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

5. 2025-04-10-0262

Ordinance approving a contract with FarrWest Environmental Supply, Inc., for the purchase and delivery of two liquid identifier/finder handheld systems for the San Antonio Fire Department, Office of Emergency Management, in the amount of \$88,200. Funding is from the Department of Homeland Security 2022 Urban Area Security Initiative grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Cabello Havrda highlighted her support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember

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

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

6. 2025-04-10-0263

Ordinance approving a contract with FarrWest Environmental Supply, Inc., for the purchase and delivery of two gas identifier/finder handheld systems for the San Antonio Fire Department, Office of Emergency Management, in the amount of \$122,500. Funding is from the Department of Homeland Security 2022 Urban Area Security Initiative grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Cabello Havrda highlighted her support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

7. 2025-04-10-0264

Ordinance approving a contract with Conference Technologies, Inc., to provide the San Antonio Fire Department with Phase II of audio-visual component upgrades that display and share critical information in the Emergency Operations Center (EOC) for an estimated total cost of \$182,504.61. Funding is from the Department of Homeland Security 2022-2023 Urban Area Security Initiative grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

8. 2025-04-10-0265

Ordinance approving a contract with FAAC Incorporated for the purchase of a fire pump simulator for the San Antonio Fire Department, Office of Emergency Management for a cost of \$109,685.08. Funding is from the Department of Homeland Security 2022 Urban Area Security Initiative grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Acquisition, Sale or Lease of Real Property

9. WITHDRAWN

WITHDRAWN – Ordinance approving the release of a City held 25.40 acre tract of land at US-281 South and Del Lago Parkway in the Mission Del Lago TIRZ back to Southstar Mission del Lago Developer LLC and approving a Right of First Refusal of a 13.60 acre tract of land near US-281 South and Mission Grande in Mission Del Lago TIRZ for future affordable housing development. [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

The Item was withdrawn and not considered.

10. 2025-04-10-0266

Ordinance recommending the declaration of a 24.971-acre (1,087,731 square feet) tract of land located at 6435 W. Military Highway, San Antonio, Texas 78236, in the southwest quadrant of Bexar County, in New City Block 15602, as surplus and authorizing its disposal, as requested by San Antonio Water System (SAWS). [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Street Closures and Traffic Control Procedures

11. 2025-04-10-0267

Ordinance approving the temporary closure of certain streets for the 2025 Fiesta San Antonio celebration; approving the dates, times and locations for specified Fiesta events including the Fiesta street parade route, Fiesta river parade route, and approving the dates and times for the Fiesta Carnival and related requirements and conditions. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

Councilmember Kaur highlighted the need for robust communications about street closures downtown.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Grant Applications and Awards

12. 2025-04-10-0268

Ordinance authorizing the acceptance, upon award, of grant funds from the Federal Aviation

Administration (FAA) Airport Infrastructure Grants (AIG) Program in the amount of \$1,171,000 with a cash match of \$670,677 for a total of \$1,841,677. Funding for the cash match is from Interim Airport Financing. [Jeff Coyle, Assistant City Manager; Jesus H. Saenz, Jr, Director, Aviation]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

13. 2025-04-10-0269

Ordinance approving the submission of a grant application and the acceptance of funds upon award from the Texas Parks & Wildlife Department (TPWD) for the Outdoor Recreation Legacy Partnership (ORLP) Program Grant as part of the National Park Service's Land and Water Conservation Fund (LWCF) in an amount up to \$5,772,861 for revitalization and development at Normoyle Park. This grant requires matching funds in the amount of \$5,772,861. Funding is from the 2022 General Obligation Bond Program and the Tree Canopy Preservation and Mitigation Fund. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Councilmember Castillo highlighted her support for the Item.

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Miscellaneous

14. 2025-04-10-0270

Ordinance amending the participation agreement with Airports Council International (ACI) to continue participating in the quarterly airport service quality survey results for five additional years in the amount of \$132,025 for a total contract value of \$156,350. Funding for FY 2025 is from the Airport Operating and Maintenance Fund FY 2025 Adopted Budget. Funding for future years is contingent upon City Council approval of the annual budget. [Jeff Coyle, Assistant City Manager; Jesus H. Saenz, Jr, Director, Aviation]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

15. 2025-04-10-0271

Ordinance approving an agreement with the Main Plaza Conservancy, a 501 (c) (3) non-

profit organization to provide management, event programming, and concessions in Main Plaza for a five-year term at a cost of \$250,000 annually. Funding of \$200,000 is from the General Fund, and \$50,000 is from the Hotel Occupancy Tax Fund FY 2025 Adopted Budget for the first year. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations Department]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

16. 2025-04-10-0272

Ordinance amending the First Amended and Restated Baseball Stadium Facility Lease Agreement with the SA Missions Baseball Club, LLC and appropriating funds for the Stadium Improvement Plan in the amount of \$258,129, from Wolff Stadium Renewal and Improvement Fund. [Alejandra Lopez, Assistant City Manager; Patricia Muzquiz Cantor, Executive Director, Convention & Sports Facilities]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

17. 2025-04-10-0273

Ordinance approving contracts with (A) Big Tex Contractors, LLC; (B) Ida Ponce; (C) Jeremy Powers; (D) Legacy Vision Preservation, LLC; (E) Mauro Monita; (F) Michael A. Ramirez, DBA Top Notch Services; (G) MJC Contracting, LLC, DBA Alamo Utility Service; (H) Raul M. Cerda; and (I) Silvia R. Mendoza for vacant lot abatement services at various locations for the Development Services Department, beginning May 1, 2025 through April 30, 2026, with four additional one-year renewal options for an estimated cost of \$791,678 annually and a total cost of up to \$3,958,390. Funding is from the FY 2025 General Fund Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [John Peterek, Interim Assistant City Manager, City Manager's Office; Michael Shannon, Director, Development Services Department]

Development Services Director, Mike Shannon, provided an overview of the contracts, which were used by the Code Enforcement Division to abate privately owned vacant lots. He provided a timeline for the contract Request for Proposals (RFP) stating that the RFP was released on September 11, 2024, and 15 proposals were received on November 21, 2024, from the 803 potential bidders that were notified. Shannon reported that the Evaluation Panel met on January 9, 2025, and selected nine vendors. He stated that five of the nine recommended vendors had existing contracts and four new vendors were being recommended due to the volume of work. Shannon noted that he had provided a post-solicitation briefing to the Audit Committee on February 11, 2025.

DISCUSSION:

Councilmember Whyte requested a review of the scoring matrix noting that some of the recommended vendors had scored very poorly during evaluation, particularly in Experience and Proposed Plan. He noted that a Council District 10 project where the contractor had walked off the job and wanted to ensure quality vendors received contracts. He noted that while he agreed that the department needed more contractors, he was concerned with giving contracts to groups that scored so low and asked if the department was having trouble finding firms to do the work.

Shannon indicated that he was pleased to get 15 responses and noted that some vendors that scored lower were small businesses that only had 3-4 years of experience while others had 25 years. He noted the ability to not assign work to poorly performing vendors as well as not renewing contracts if they were not successful. Councilmember Whyte questioned the process and did not support the Item.

Councilmember Castillo noted that her residents often called about Code Enforcement regarding vacant lots and buildings. She appreciated that more vendors were needed and supported providing opportunities to small businesses. Councilmember Castillo suggested approaching vacant privately owned lots through land banking to help with absentee ownership and suggested adding steel plates over the openings of vacant buildings to keep people safe.

Councilmember Kaur asked of the characteristics of a good abatement vendor. Shannon stated that a good vendor would own their own equipment, employ their own personnel, and be able to mobilize quickly. She asked if Shannon was confident that these vendors could meet those obligations. Shannon was optimistic that these vendors would be able to perform, and his office would determine which jobs fit the smaller vendors capabilities. Councilmember Kaur recommended testing vendors to ensure they could perform. Shannon recommended giving them a chance.

Councilmember Viagran, Chair of the Audit Committee, commented that most of the vacant lot calls came from Council Districts 2, 3, 4, and 5. Shannon agreed but commented that this was a City-wide contract. Councilmember Viagran commented that the Small Business Economic Development Advocacy (SBEDA) Program applied to the solicitation, and it was important to provide opportunities for small, local, family-owned businesses. She recommended more information on the vendors' proposed plans and experience scoring criteria to help City Council understand why some scored low. Councilmember Viagran recommended that bad actors not be given additional jobs.

Councilmember McKee-Rodriguez clarified that the reason these contractors scored low was because of their length of experience, not their performance. Shannon agreed that the experience scoring was more about years in business. Councilmember McKee-Rodriguez asked if there was a rubric applied. Shannon indicated that the scoring was discretionary and the Evaluation Panel discussed each proposal submitted but the panelists scored individually. Councilmember McKee-Rodriguez recommended that the department emphasize quality over quantity and the scoring might need to better reflect vendor

capability than time in business.

Councilmember Courage asked how many vacant privately owned properties were abated annually and requested information on repeat properties. Shannon reported that 1,200 vacant lots and 1,000 vacant structures were expected to be abated in the coming year and he estimated that approximately 10% were repeat cleanups. Councilmember Courage asked if there was a penalty to the property owner. Shannon replied that the property owner was required to pay for the abatement along with an administrative fee and if they did not pay, a lien would be placed on the property.

Councilmember Courage asked about monitoring and verification of the work. Shannon stated that the Code Officer went to the site following the abatement and approved the work for payment. Shannon explained that if the vendor did not do a good job, they had to correct the errors and the Code Officer would re-inspect. Councilmember Courage asked what happened when a vendor repeatedly had to go back out and recommended a three strike policy. Shannon stated that the department worked with the vendors to ensure quality and understanding of the deficiencies to try to get them to improve before removing them from the list. Councilmember Courage noted that this was not construction, but rather abatement and it was not as big of an issue for these contracts.

Councilmember Whyte stated that he had an issue with how the contractors were selected and suggested that the evaluation criteria and process was not unique to these contracts. He warned that if something happened and the City was sued, hiring a low-scoring contractor would reflect poorly on the City. City Attorney Andy Segovia responded that the contracts included standard terms and conditions as well as indemnity to protect the City.

Councilmember McKee-Rodriguez agreed that it was important to ensure that small businesses received contracts but he felt it was important for him to understand the scoring rubric to feel more comfortable with the lower scoring on experience. City Manager Erik Walsh noted that this was an on-call contract for basic work such as mowing grass, not building streets. City Manager Walsh stated that because of the demand, it was important to have sufficient vendors and he noted that there was a clear break in scoring between number nine and ten on the vacant lot abatement proposals. City Manager Walsh commented that the goal of the SBEDA Program was to level the playing field for those newer, smaller firms that would not score as high on the Experience criteria.

Mayor Nirenberg did not want the public to think there was a certain threshold for pass or fail and clarified that this was not like a grade in school. Shannon noted that only 60 out of the 100 points were scored by the panel, as SBEDA was 20 points and pricing was 20 points. Mayor Nirenberg noted that 100 was impossible for any of the applicants as none of them were Veteran-Owned and did not get those 5 points. He urged robust monitoring of the contracts to hold vendors accountable.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,

No: Cabello Havrda, Courage
Absent: Whyte
Alderete Gavito, Pelaez

18. 2025-04-10-0274

Ordinance approving contracts with (A) Legacy Vision Preservation, LLC; (B) Mauro Monita; (C) Michael A. Ramirez, DBA Top Notch Services; (D) MJC Contracting, LLC, DBA Alamo Utility Service; and (E) Raul M. Cerda for dangerous premise abatement, lot clearing and securing of structures at various locations for the Development Services Department, beginning May 1, 2025, through April 30, 2026, with four additional one-year renewal options for an estimated cost of \$1,017,396 annually and an estimated total cost of \$5,086,980. Funding is from the FY 2025 General Fund Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [John Peterek, Interim Assistant City Manager, City Manager's Office; Michael Shannon, Director, Development Services Department]

Development Services Director Mike Shannon provided an overview of the contracts, which were used by the Code Enforcement Division to abate private property deemed to be dangerous premises. He provided a timeline for the contract Request for Proposals (RFP) stating that the RFP for the dangerous premises abatement was released on September 11, 2024, and eight proposals were received on November 21, 2024, from the 802 potential bidders that were notified. He reported that one of the eight responses was deemed nonresponsive. Shannon indicated that the Evaluation Panel met on January 9, 2025, and selected five vendors. He stated that three of the five recommended vendors had existing contracts and two new vendors were being recommended due to the volume of work. Shannon noted that he had provided a post-solicitation briefing to the Audit Committee on February 11, 2025.

DISCUSSION:

Discussion on this Item was held with Item 17 and were noted in the minutes above.

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

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage
No: Whyte
Absent: Alderete Gavito, Pelaez

19. 2025-04-10-0024R

Resolution approving the following: a) creation of the San Pedro Creek Development Authority, a Local Government Corporation under subchapter D, Chapter 431 of the Texas Transportation Code; b) the associated Articles of Incorporation and Bylaws; and c) the filing of a petition with the Texas Commission on Environmental Quality for the creation of the San Pedro Creek Management District, a Municipal Management District under Chapter 375 of the Texas Local Government Code. [Ben Gorzell, Jr., Chief Financial Officer; Troy

Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

20. 2025-04-10-0275

Ordinance adopting Self-Monitoring Standards for the Parks and Recreation Department's Summer Youth Program and other applicable recreation programs to comply with Texas Department of Health and Human Services regulations. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

Councilmember Rocha Garcia moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

City Manager's Report

21. City Manager's Report

City Manager Erik Walsh recognized 3-1-1 and the employees that answered the City's customer service calls. He played a video spotlighting the work of the 3-1-1 Customer Service Department.

Executive Session

There was no Executive Session.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 10:55 a.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

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



**Meeting Minutes
City Council B Session**

Council Briefing Room
City Hall
100 Military Plaza
San Antonio, Texas 78205

2023 – 2025 Council Members

Mayor Ron Nirenberg

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John Courage, Dist. 9 | Marc Whyte, Dist. 10

Wednesday, April 16, 2025

2:00 PM

Council Briefing Room

The City Council convened a B Session meeting in the Council Briefing Room beginning at 2:11 p.m. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 10 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Courage, Whyte

ABSENT: 1 - Pelaez

BRIEFING ONLY

1. Briefing on the 89th State Legislative Session. [Jeff Coyle, Assistant City Manager; Sally Basurto, Director, Government Affairs]

Sally Basurto, Director of Government Affairs (GA), provided an update on the 89th Texas Legislature noting that there were seven weeks left in the 89th regular session and committee and floor hearings were continuing in both chambers. She reported that the House approved a

\$337 billion Budget for the next two years. Basurto stated that House Bill (HB) 150, filed by Capriglione, would establish the Texas Cyber Command as a component institution of The University of Texas System in San Antonio, had passed in the House. She indicated that the bill, according to Basurto, was a priority of Governor Abbott. Basurto noted that the Texas Cyber Command would create a robust strategy for the State of Texas to anticipate and detect potential cyber threats, promote cybersecurity awareness, professional training, and other workforce-oriented measures, prepare for cyberattacks through planning and proactive collaboration, defend against and mitigate against the effects of cyberattacks, and support to conduct post-attack investigations and recovery efforts.

Basurto reported that community meetings were held during the week of April 7th with a stakeholder meeting on April 11, 2025 and approval by the Technical Advisory Committee on April 14, 2025 for the South Texas Parkway (STP). She stated that the Planning Commission was expected to consider the STP at its meeting on April 23, 2025 and City Council would consider adding the parkway to the Major Thoroughfare Plan on May 8, 2025. These actions, according to Basurto were necessary to respond to the Metropolitan Planning Organization's Summer 2026 Call for Major Projects.

Basurto indicated that bills related to land use were on the move including HB 23 filed by Harris, which would allow applicants to request third-party review of development documents or land improvements by a certified engineer or building inspector. She stated that HB 23 was reported as substituted from the House Land and Resource Committee. Basurto indicated that SB 673, filed by Hughes, would allow an Accessory Dwelling Unit (ADU) in a single-family zoning or un-zoned areas by right, and prohibit a city's ability to regulate an ADU in certain ways, had passed the Senate.

Basurto stated that HB 32 filed by Button and its companion bill SB 38 filed by Bettencourt would change laws regarding eviction processes to make it easier for landlords to initiate evictions. She noted that HB 32 was voted favorably from committee as substituted House Judiciary and Civil Jurisprudence, and SB 38 passed the Senate. Basurto reported that SB 208 filed by West would establish a workforce housing capital investment fund program to support the development of workforce housing across Texas and included provisions for authorizing a fee to fund this initiative. She stated that SB 208 was referred to the Senate Local Government Committee.

Also related to housing, according to Basurto, SB 234 filed by Johnson, which would incentivize private sector construction of workforce housing units through low-interest mezzanine real estate financing, had been referred to the Senate Local Government Committee.

Basurto stated that HB 3858 filed by LaHood would require the Governor's Office with help from the Texas Department of Emergency Management to set up a process for cities and counties to get approval to build or run temporary housing or emergency shelters for disaster victims. She noted that HB 3858 was pending in the House Homeland Security, Public Safety & Veterans' Affairs Committees. Basurto stated that the City opposed this bill as it eroded the City's ability to manage disasters.

Basurto reported that additional bills on the move included HB 1866 filed by Lujan, which would give additional State law enforcement authority to National Parks Service Officers including the ability to execute arrest and search warrants under State Laws and the ability to pursue emergency detention or court ordered protective detention related to mental health as included in the Texas Health and Safety Code Chapter 573 and 574. Basurto added that HB 1866 was reported favorably out of the House Homeland, Public Safety & Veterans Committee. Councilmember Viagran and Director of the Office of World Heritage, Colleen Swain, spoke in support of the bill in committee and the bill was consistent with the City's Legislative Agenda.

Basurto stated that HB 2806 filed by Lujan would allow increased flexibility for Animal Care Services Officers to identify and make dangerous dog designations, increase the penalty for multiple bite incidents from a Class C to a Class B misdemeanor, and restrict ownership of dogs for five years for individuals with multiple convictions for dangerous dog bites. She noted that HB 2806, which the City supported, had been referred to the Committee on Public Health.

Basurto indicated that HB 3594 filed by Lujan and its companion bill SB 2318 filed by Menendez related to the San Antonio Fire and Police Retiree Healthcare Fund would expand retiree flexibility in payment of required contributions, allow surviving spouses to retain coverage if they remarried, and allow a retiree to defer coverage and contributions if they were married to another member of the plan that had not yet retired. She noted that HB 3594 had passed in committee on April 7, 2025, and SB 2318 was referred to the Finance Committee. Basurto added that the City of San Antonio was registered in support of these bills.

Basurto reported that SB 19 filed by Middleton, which related to the use of public funds by a political subdivision for lobbying and certain other activities, had passed the Senate and was referred to the House State Affairs Committee. She stated that while the bill did not impact City staff's ability to advocate, it would impede our ability to analyze bills and be a part of organizations such as the Texas Municipal League.

Basurto stated that HB 4283 filed by LaHood would add penalties for municipalities that violated State Law and the State Constitution and would allow the Attorney General to investigate whether a City Ordinance violated State Law or the State Constitution. She noted that if a violation was found and the City failed to correct the violation, the City could be fined up to \$3,000 per day and would be prohibited from initiating an annexation procedure or issue bonds. Basurto mentioned that the comptroller could withhold sales and use tax revenue to the City while in violation. The City opposed this bill as it failed to provide due process and would create significant liability. HB 4283 was pending in the House State Affairs Committee.

DISCUSSION:

Mayor Nirenberg asked Basurto for an update on school vouchers as this was the issue that caused the Governor to veto almost all bills passed in the last session. Basurto stated that school vouchers were likely to advance but independent school districts had been successful

in adding funding for public schools. Mayor Nirenberg suggested that allowing voters to decide would be the best solution.

Councilmember Cabello Havrda recommended opposing SB 33, which would ban cities from funding travel and accommodations for abortion as this bill would erode the local control that cities could exert and asserted that this was an attack on local governance. Basurto noted that it was opposed but it was still advancing.

Councilmember Whyte disagreed with Councilmember Cabello Havrda's comments on SB 33 and did not support the use of taxpayer money to fund out of state travel for women seeking abortion. He suggested that the action that City Council took last week to approve a new Request for Proposals (RFP) for these services was illegal. City Attorney Andy Segovia stated that nothing passed by City Council last week was illegal. Councilmember Whyte disagreed. Councilmember Whyte stated that the Cyber Command coming to San Antonio was a big win for our City and he supported HB 3594 as he sat on the San Antonio Police Pension Fund Committee.

Councilmember Whyte also supported strengthening penalties for loose and dangerous dogs under HB 2806 and HB 1866 in support of public safety. Councilmember Whyte stated that he had not read Representative LaHood's bill (HB 4283) but felt the spirit of the bill was spot on as municipal governments often veered into areas that were beyond its purview.

Councilmember Alderete Gavito spoke in support of HB 2806 filed by Lujan to address dangerous dogs citing her Council Consideration Request (CCR 2024-0014). She also supported SB 1520 filed by Campbell and Flores to create a hike and bike trail named the "Bicentennial Trail" to connect landmarks such as the Alamo to the State Capital, which would support more green spaces. Councilmember Alderete Gavito supported establishment of the Texas Cyber Command in San Antonio.

Councilmember Rocha Garcia asked what funding requirements could be enacted for the HB 32 bill so that we could help prevent evictions. Director of the Housing and Neighborhood Services Department (NHSD), Veronica Garcia, indicated that there were no financial impacts to the City under this bill but the time to evict could be reduced from six weeks to three weeks. Chief Housing Officer, Mark Carmona, reported that the Texas Department of Housing and Community Affairs (TDHCA) would contract with housing programs to implement SB 208 and SB 234. Councilmember Rocha Garcia noted the focus on the STP and asked how SB 840 could impact the South Side area. Basurto stated that SB 840 would require the City to make changes to its master development plan.

Councilmember Viagran supported the STP and requested more details about SB 280 funding. She expressed concern with the new rules about ADUs and that these could be used as Short Term Rentals (STUs). Ramirez stated that the City requirement that the homeowner had to live on the property would be removed, however, zoning would not be impacted and STRs would still need to be permitted. Councilmember Viagran recommended watching SB 234. Councilmember Viagran noted that SB 840, which was for multi-family development in non-residential areas was a lawsuit waiting to happen. She noted that HB 3858 requested statistics on what could happen if the City could not set up emergency shelters such as the

number of lives that could be lost: specifically hurricanes and flooding shelters. She asked Segovia how many laws the State had that were obsolete. Segovia indicated that HB 4283 took out the judiciary's role of determining if what cities were doing were unconstitutional. Councilmember Viagran noted that there was no discretion on how egregious the offense and she was worried about smaller cities abilities to defend themselves. Councilmember Viagran commented that this session seemed to include more bureaucracy and paperwork.

Councilmember Castillo expressed concern that non-profits that provided care and services to youth were being squeezed due to the defunding of public schools and warned there would be a greater need for youth services in the future. Councilmember Castillo supported simplifying the transfer on the death deed process. She expressed concern that HB32 would undermine the work the City had performed to support Tenant's Rights. Councilmember Castillo suggested that HB 3858 would create lack of access to shelter for Texans and San Antonians, which could put them in harm's way during a disaster.

Councilmember Courage expressed concern with the State creating a bureaucracy to be able to serve residents during a disaster. He noted that there were 75 co-sponsors of the School Voucher Bill and suggested that the last bill could cost \$5.6 billion; there needed to be a dramatic increase in funding for public education and asked how much money public schools might get.

Councilmember Whyte asked who was working on SB 33. Basurto reported that when SB 33 was initially filed, the City of San Antonio did not take a position because the City Council had not taken a position at that time. Assistant City Manager, Jeff Coyle, indicated that when the item came up at the House Committee, GA staff of the City would register its position.

Councilmember Whyte asked if paid lobbyists would get involved with opposition to SB 33. Coyle stated that lobbyists did not register the City's position; lobbyists were used to help draft legislative language. City Manager Erik Walsh noted that staff would support any efforts in line with the City Council position and he understood that Councilmember Whyte disagreed with the City Council's position on SB 33. City Manager Walsh reserved the right to manage the legislative agenda the way City Council authorized. Mayor Nirenberg distinguished that lobbyists researched all the bills and taxpayers had to pay for responses to bad bills. He noted that just because Councilmember Whyte was on the losing end of the vote, did not mean the City was doing anything wrong by defending its policy positions.

Councilmember Kaur clarified that travel funding for abortion had been approved by the City Council and asked of the status of the City's Request for Proposals (RFP). City Manager Walsh reported that the RFP had been issued. Councilmember Kaur asked whether ADU's by right would impact the City. Basurto stated that even though the City's rules on ADU's were reasonably unrestrictive, the City would have to align with the new laws, if passed. Ramirez commented that parking requirements and the requirement for the homeowner to reside on-premises would go away.

Councilmember Kaur asked how HB 840 would impact zoning. Ramirez explained that

anything zoned commercial would be required to allow multi-family. Councilmember Kaur suggested that the goal should be to maintain local control and the ability to work with the community. She requested clarification on HB 234 mezzanine funding. Carmona indicated that the funding for property acquisition would help leverage other funds. Councilmember Kaur asked if the San Antonio Housing Trust (SAHT) could use the mezzanine funding. Carmona stated that he would investigate the opportunity.

Councilmember Kaur supported HB 4230 to create the Bluebonnet Trail System and the additional National Parks Ranger authority and noted that with Federal budget cuts, the Rangers were hurting right now.

Councilmember Viagran asked if the School Voucher Program addressed children with disabilities and expressed concern that private schools could deny access. Basurto stated that she would research the information for the Councilmember.

Councilmember Castillo emphasized that in August of 2022, the City Council passed a Resolution to protect reproductive rights and would prioritize access to healthcare in the upcoming legislative agenda.

EXECUTIVE SESSION

Executive Session was not held.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 3:08 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

State of Texas
County of Bexar
City of San Antonio



Meeting Minutes
Public Comment 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

Wednesday, April 16, 2025

5:00 PM

City Council Chambers

The City Council convened the Public Comment Session in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 5:00 PM. City Clerk Debbie Racca-Sittre took the Roll Call with the following Council Members present:

PRESENT: 9 – Nirenberg, Kaur, McKee-Rodriguez, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Whyte

ABSENT: Viagran, Alderete Gavito

PUBLIC COMMENT

1. Public Comment is your opportunity to address your City of San Antonio elected officials directly about issues that are important to you and your community. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. **NOTE: Speaker registration closes 15 minutes before the start of the meeting.** Members of the public are given up to three minutes to speak, and groups are given up to nine minutes.

James Wells and Dayna Coronado complained about street performers violating the busking policy.

Jason Paul said police officers were committing crimes such as rape.

Nikolaj Zbikowski said Bexar County Jail and the District Attorney were not compliant with State Law.

Martha Huerta said she and her son had been evicted while he was in jail as she got in a car accident and could not work and did not have a car because it was damaged.

Daniel Huerta claimed the Castle Hills Police Department and Bexar County Sheriffs violated his civil rights. He called for reform of the justice system.

Cynthia Cavazos requested removal of overhead wires and said the storm sewer did not drain properly and suggested invention to keep the wires dry when they went underground.

ADJOURNMENT

There being no further comment, the meeting was adjourned at 5:24 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**

**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, April 17, 2025

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 9:13 a.m. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 10 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Courage, Whyte

ABSENT: 1 - Pelaez

PROCEDURAL

1. Invocation

The invocation was delivered by Pastor Dianne Garcia of Iglesia Cristiana Roca de Refugio, 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 April 3, 2025.

Councilmember Kaur moved to Approve the minutes of the April 3, 2025, City Council meetings. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg proclaimed April 25, 2025 through May 4, 2025 to be Fiesta Season in San Antonio and invited the Executive Director of the Fiesta San Antonio Commission to speak.

Mayor Nirenberg recognized Paul A. Rohlf, Jr. as the 102nd King Antonio of the Texas Cavaliers River Parade.

Mayor Nirenberg recognized Fabian Castillo, Sr. as the 76th Rey Feo and chief fundraiser for the Rey Feo Consejo Scholarship Foundation.

Mayor Nirenberg proclaimed May 2, 2025 to be Battle of Flowers Parade Day in San Antonio and invited Betsy Zachry, President of the Battle of Flowers Parade Association to speak.

Mayor Nirenberg proclaimed May 3, 2025 to be Fiesta Flambeau Night Parade Day in San Antonio and invited James Fenimore, President of the Fiesta Flambeau Parade Association to speak.

Mayor Nirenberg proclaimed April 29, 2025 through May 2, 2025 to be the 77th A Night in Old San Antonio event and invited Lisa Pierce of the San Antonio Conservation Society to speak.

Mayor Nirenberg led a moment of silence for Rosemary Kowalski who was supposed to be the Grand Marshal of the Battle of Flowers Parade and Joe Villareal of the Flambeau Parade. Both passed away this year.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. **2025-04-17-0276**

Ordinance approving a contract with United Service Associates, LLC, to provide custodial services for the Parks & Recreation Department beginning upon award through March 31, 2028, with two, one-year renewal options for an estimated cost of \$895,000 annually and an estimated total cost of \$4,475,000 over the contract term. Funding of \$447,500 for the remainder of the fiscal year is from the FY 2025 General Fund Adopted Budget. Funding for subsequent 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 McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Absent: Pelaez

5. **2025-04-17-0277**

Ordinance approving a contract with Cooper Equipment Company for a wheeled asphalt paver for the Public Works Department for a total cost of \$279,806.66. Funding is from the Equipment Renewal and Replacement Fund FY 2025 Adopted Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Absent: Pelaez

6. **2025-04-17-0278**

Ordinance approving a contract with Great South Texas Corporation, dba Computer Solutions, for mobile vehicle equipment, parts, materials and installation for 59 City-owned vehicles for the Animal Care Services Department for a total cost of \$146,501.13. Funding is from the General Fund FY 2025 Adopted Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Absent: Pelaez

7. 2025-04-17-0279

Ordinance ratifying a) a contract with Rheaply, Inc., for continuing digital platform services for the City's Office of Historical Preservation with a term of April 1, 2025, through March 31, 2026, with a one-year renewal option for a total cost of \$100,000; and b) a payment of \$41,666 to Rheaply, Inc. for similar services provided from June 1, 2024, through March 31, 2025. Funding of \$50,000 is from the Resiliency, Energy, Efficiency and Sustainability Fund FY 2025 Adopted Budget. Funding for the remaining amount is contingent upon approval of the annual budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

8. 2025-04-17-0280

Ordinance approving a contract with Metro Fire Apparatus Specialists, Inc., for the purchase of trench rescue shore kits for the San Antonio Fire Department, Office of Emergency Management, for a total cost of \$64,009. Funding is from the Homeland Security Grant Program, FY 2022 Urban Area Security Initiative (UASI) grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

9. 2025-04-17-0281

Ordinance approving a contract with RescueGear, Inc., for the purchase of rescue equipment and uniforms for the San Antonio Fire Department, Office of Emergency Management, for a total cost of \$139,201.54. Funding is from the Homeland Security Grant Program, FY 2022 Urban Area Security Initiative (UASI) grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

10. 2025-04-17-0282

Ordinance approving a contract with FarrWest Environmental Supply, Inc., for purchase of

chemical sampling equipment for the San Antonio Fire Department, Office of Emergency Management, for a total cost of \$81,702.70. Funding is from the Homeland Security Grant Program, FY 2022 Urban Area Security Initiative (UASI) grant. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Capital Improvements

11. 2025-04-17-0283

Ordinance amending the professional services agreement with The Broussard Group, Inc. (TBG Partners) to increase contract amount by \$350,500 for a total contract amount of \$1,866,106, for additional landscape architectural services to extend the Huebner Creek Greenway Project from Floyd Curl Drive to Eckhert Road to also include the section along Huebner Creek from Eckhert Road to Leon Valley. Funding is from 2022 General Obligation Bond funds included in the FY 2025 Adopted Budget. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

12. 2025-04-17-0284

Ordinance approving a construction contract in the amount of \$1,500,000 with Abelar Incorporated, for the Salado Creek Greenway Trail (Treble Creek Connection) Project. Funding is from the Sales Tax Venue funds, and is included in the adopted FY 2025 – FY 2030 Capital Improvement Program. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Councilmember Courage highlighted his support for the Item.

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

13. 2025-04-17-0285

Ordinance approving a construction contract in the amount of \$6,498,000 with J. Sanchez Contracting, Inc., for the Beitel Creek Greenway Trail (Thousand Oaks to Perrin Homestead) Project, and authorizing the execution of a Multiple Use Agreement with the Texas Department of Transportation (TxDOT) to allow for the construction and maintenance of greenway trail improvements within TxDOT right-of-way. Funding is from the 2022 Bond funds and the Tree Preservation Fund, and is included in the adopted FY 2025 – FY 2030 Capital Improvement Program. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

14. 2025-04-17-0286

Ordinance approving a construction contract, including two additive alternates, with Lone Star Civil, LLC in the amount of \$1,219,764.00 for Pickwell Park improvements. Funding is from the 2022 General Obligation Bond Program and District 3 Capital Improvement Program included in the FY 2025 Capital Budget. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Viagran highlighted her support for the Item.

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

15. 2025-04-17-0287

Ordinance approving a construction contract with TCL Construction Enterprises, LLC, in the amount not to exceed \$1,255,850.40 for the construction of the District 2 Park Improvements project. Funding is from the 2022 General Obligation Bond and Tree Canopy Preservation and Mitigation Fund included in the FY 2025 Capital Budget. [John Peterek, Interim Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember McKee-Rodriguez highlighted his support for the Item.

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Absent: Pelaez

Acquisition, Sale or Lease of Real Property

16. 2025-04-17-0288

Ordinance amending the lease with WP Presa, LLC, for the continued use of 2701 S. Presa as the District 5 Senior Multi-Service Center for five years for the initial annual rent of \$252,000. Funding is from the General Fund FY 2025 Adopted Budget. Funding for future years is contingent upon City Council approval of the annual budget. [John Peterek, Interim Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

Councilmember Castillo highlighted her support for the Item.

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Absent: Pelaez

17. 2025-04-17-0289

Ordinance amending the lease with Avance - San Antonio for the continued use of 6,719 square feet of office space located at 1226 N.W. 18th St., the Frank Garrett Multi-Service Center, for an additional five-year term. Revenue will be deposited into the General Fund. [John Peterek, Interim Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

Councilmember Kaur highlighted her support for the Item.

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Absent: Pelaez

Grant Applications and Awards

18. 2025-04-17-0290

Ordinance authorizing a grant application for and acceptance upon award of up to \$3,441,041 from the U.S. Department of Health and Human Services for the Early Head Start-Child Care Partnership Grant for the period August 1, 2025 through July 31, 2026; a total program budget including an in-kind grant match of \$860,260; and staffing. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

Councilmember Kaur highlighted her support for the Item.

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Boards, Commissions and Committee Appointments

- 19.** Approving the appointment of Maria “Fernanda” Cardenas (District 6) to the Port Authority of San Antonio for the remainder of a term of office to expire on May 31, 2025. [Debbie Racca-Sittre, City Clerk]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

Miscellaneous

- 20. 2025-04-17-0291**

Ordinance approving Interlocal Agreements with (a) Opportunity Home San Antonio and (b) Lackland Independent School District (LISD) for fleet maintenance, fuel, and repair services, beginning upon execution and ending September 30, 2025, with four, one-year extensions. The estimated annual revenue of \$355,600 will be deposited into the Fleet Services Fund. [John Peterek, Interim Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]

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

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

- 21. 2025-04-17-0292**

Ordinance approving a professional services agreement with Bethpage Consulting LLC to provide athletic training services for an estimated cost of \$210,704 for the first year and an estimated total cost of \$1,114,068.80 over the contract term. The contract term begins June 24, 2025 through June 30, 2028, with two, one-year renewal options. Funding is from the FY 2025 General Fund, and funding for future years is contingent upon City Council approval of the annual budget. [Maria Villagomez, Deputy City Manager; Valerie Frausto, Fire Chief, Fire Department]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

22. 2025-04-17-0293

Ordinance approving an agreement with Bexar County for harm reduction services, as part of the City of San Antonio Metropolitan Health District's SA Forward Plan to improve mental health and community resilience in the amount of \$100,000 for the term beginning upon execution through September 30, 2025. Funding is from Opioid Settlement Funding. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

Jack Finger spoke in opposition to the Item.

Councilmember Castillo highlighted her support for the Item.

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

23. 2025-04-17-0294

Ordinance approving a contract with Oracle Tech Diagnostic Labs, LLC for random, post-accident, and reasonable suspicion drug testing for uniformed employees within the San Antonio Fire (SAFD) and the San Antonio Police (SAPD) Departments for a total cost not to exceed \$900,000 over the contract term. The term begins upon award through April 14, 2028, with two, one-year renewal options. Funding of \$180,000 for the first year is from the General Fund FY 2025 Adopted Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief Financial Officer; Renee Frieda, Director, Human Resources]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

24. 2025-04-17-0295

Ordinance approving a contract with Family Service Association of San Antonio, Inc. for Mental Wellness Services for children, families and staff within the City's Early Head Start programs for a total cost not to exceed \$210,700 over the contract term from May 1, 2025 through July 31,

2029. Funding is contingent on availability of grant awards. [Lori Houston, Assistant City Manager; Melody Woosley, Department of Human Services]

Councilmember Castillo highlighted her support for the Item.

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

25. 2025-04-17-0296

Ordinance approving contracts for On-Call Texas Certified Lead Abatement Contractor Services with Alamo Environmental, Inc. dba Alamo1, Bexar Environmental, Inc., BG Contractor Solutions, LLC., Tijerina Construction, LLC, J.G.G. Integrated Construction, LLC, and TLI & Environmental Services, Inc. for a total amount not to exceed \$6,500,000 for two years with the option to renew for three additional one-year extensions. Funding is from the FY 2025 General Fund Budget, 2022-2027 Housing Bond, Community Development Block Grant (CDBG), HOME Investment Partnership Program Grant (HOME), and the Lead Hazard Reduction Grant (LHRG). [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood and Housing Services Department]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

26. 2025-04-17-0297

Ordinance authorizing the release of approximately 3.11 acres of real property, consisting of three tracts of land generally located at 19806 FM 1283, Mico, Texas, in Medina County, from the City of San Antonio's Extraterritorial Jurisdiction as petitioned by landowners, Jeffrey Smith and J Smith Properties, LLC. [John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

27. 2025-04-17-0298

Ordinance authorizing the release of approximately 0.5 acre of real property, consisting of one tract of land generally located at 19970 FM 1283, Mico, Texas in Medina County, from the City

of San Antonio's Extraterritorial Jurisdiction as petitioned by Henry Pfanzelt (Landowner).
[John Peterek, Interim Assistant City Manager; Bridgett White, Director, Planning]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo,
Caballo Havrda, Alderete Gayito, Courage, Whyte
Absent: Pelaez

28. 2025-04-17-0299

Ordinance approving the Workforce Solutions Alamo (WSA) 2025-2028 Local Plan previously approved by the Committee of Six, Bexar County, WSA Board of Directors and the Area Judges. [Alejandra Lopez, Assistant City Manager; Michael Ramsey, Executive Director, Workforce Development Office]

Councilmember McKee-Rodriguez moved to Approve on the Consent Agenda. Councilmember Kaur seconded the motion. The motion carried by the following vote:

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

City Manager's Report

29. City Manager's Report

There was no City Manager's Report.

Executive Session

Mayor Nirenberg recessed the meeting into Executive Session at 10:19 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 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).
- E. Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting in Open Session at 11:23 a.m. and announced that no official action had been taken in Executive Session.

ADJOURNMENT

There being no further discussion, the meeting was adjourned at 11:23 a.m.

Approved

Ron Nirenberg
Mayor

Debbie Racca-Sittre
City Clerk

DRAFT

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



**Meeting Minutes
City Council Comprehensive Plan Amendments and Zoning**

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, April 17, 2025

2:00 PM

City Council Chambers

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 2:07 p.m. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 10 – Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Alderete Gavito, Courage, Whyte

ABSENT: 1 - Pelaez

Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by John Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services unless otherwise noted.

1. **POSTPONED**
ALCOHOL VARIANCE #AV-2025-009 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot A2, A3, A4, and A5, NCB 117, by T-Bird Enterprise, LLC, operator, and the City of San Antonio, owner, located at 115 Plaza De Armas, Suite 107, for on-premise and off-premise consumption within three-hundred (300) feet of The University of Texas at San Antonio, a public education institution.

The Item was postponed by the applicant and not heard.

2. **POSTPONED**
ALCOHOL VARIANCE #AV-2025-006 (Council District 2): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 68, NCB 10615, by DET Enterprises, Inc. and Silverstone United, LLC, owner/operator, dba Mr. Liquor, located at 902 South WW White Road, for off-premise consumption within three-hundred (300) feet of IDEA Harvey E. Najim, a public charter education institution.

The Item was postponed by the applicant and not heard.

3. **WITHDRAWN**
ALCOHOL VARIANCE #AV-2025-005 (Council District 5): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 56, Block 32, NCB 3692, by TAAG Stores, Inc., operator, and Net Investments, Inc., owner, located at 1903 SW 19th Street, for off-premises consumption within three-hundred (300) feet of Sarah King Elementary, a public education institution in the San Antonio Independent School District. (Continued from March 20, 2025)

The Item was withdrawn by the applicant and not heard.

4. **POSTPONED**
ALCOHOL VARIANCE #AV-2025-007 (Council District 7): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages on Lot 14, Block 18, NCB 15046, by Ingram Operation, LLC, operator, and 6480 Ingram Property, LLC, owner, located at 6480 NW Loop 410, for off-premises consumption within three-hundred (300) feet of Holmes High School, a public education institution in the Northside Independent School District.

The Item was postponed by the applicant and not heard.

5. **2025-04-17-0300**
ZONING CASE Z-2025-10700027 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 H HS AHOD" Residential Single-Family Tobin Hill Historic Overlay Historic Significant Airport Hazard Overlay District to "IDZ-1 H HS AHOD" Limited Intensity Infill Development Zone Tobin Hill Historic Overlay Historic Significant Airport Hazard Overlay District with uses permitted for three (3) dwelling units on the east 40 feet of Lot 5 and the west 23 feet of lot 6, Block 28, NCB 397, located at 518 East Park

Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the east 40 feet of Lot 5 and the west 23 feet of lot 6, Block 28, NCB 397 TO WIT: from "R-6 H HS AHOD" Residential Single-Family Tobin Hill Historic Overlay Historic Significant Airport Hazard Overlay District to "IDZ-1 H HS AHOD" Limited Intensity Infill Development Zone Tobin Hill Historic Overlay Historic Significant Airport Hazard Overlay District with uses permitted for three (3) dwelling units "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Rocha Garcia moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

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

Absent: Pelaez

6. 2025-04-17-0301

PLAN AMENDMENT CASE PA-2025-11600008 (Council District 1): Ordinance amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "High Density Residential" to "Community Commercial" on Lot 16H, NCB 8407, located at 125 De Chantle Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700032 CD)

Councilmember Rocha Garcia moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

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

Absent: Pelaez

7. 2025-04-17-0302

ZONING CASE Z-2025-10700032 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 16H, NCB 8407, located at 125 De Chantle Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600008)

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 16H, NCB 8407 TO WIT: from "C-2 AHOD" Commercial

Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger spoke in opposition to the Item.

Councilmember Rocha Garcia moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

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

8. 2025-04-17-0303

ZONING CASE Z-2024-10700194 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-5 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District on Lot 6, Block 8, NCB 10246, located at 222 Corliss. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Continued from March 20, 2025)

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 6, Block 8, NCB 10246 TO WIT: from "R-4 EP-1 MLOD-3 MLR-2" Residential Single-Family Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District to "RM-5 EP-1 MLOD-3 MLR-2" Residential Mixed Facility Parking/Traffic Control Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 District
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jack Finger and Shanna Lonell McKinney spoke in opposition to the Item.

Councilmember McKee-Rodriguez thanked the applicant for amending their site plan to reduce from 4 units to 3 units and noted that the zoning did not allow for a Short Term Rental.

Councilmember McKee-Rodriguez moved to Approve. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

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

9. **2025-04-17-0304**

ZONING CASE Z-2025-10700031 CD (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 47, Block 31, NCB 15850, located at 1245 Boling Brook Street. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 47, Block 31, NCB 15850 TO WIT: from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

10. **CONTINUED**

ZONING CASE Z-2024-10700282 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 0.496 acres out of NCB 8721, located at 1246 South General McMullen Drive. Staff recommends Denial. Zoning Commission recommends Approval.

Jack Finger and Juan Perez spoke in opposition to the Item.

The Item was continued to June 5, 2025.

Councilmember Rocha Garcia moved to Continue. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

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

11. 2025-04-17-0305

ZONING CASE Z-2025-10700020 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lots 10 and 11, Block 27, NCB 8791, located at 104 Griffin 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: Lots 10 and 11, Block 27, NCB 8791 TO WIT: from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Jorge Duran, representing the applicant, spoke in support of the Item.

Councilmember Rocha Garcia moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

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

12. 2025-04-17-0306

ZONING CASE Z-2025-10700026 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 31 and 32, Block 11, NCB 7497, located at 259 Dolores 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 31 and 32, Block 11, NCB 7497 TO WIT: from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 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 Rocha Garcia moved to Approve on Zoning Consent. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

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

Absent: Pelaez

13. CONTINUED

ZONING CASE Z-2024-10700252 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-226A, NCB 18820, generally located in the 9000 block of Culebra Road. Staff and Zoning Commission recommend Approval. (Continued from February 20, 2025)

The Item was continued to June 5, 2025.

Councilmember Rocha Garcia moved to Continue. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Whyte

Absent: Alderete Gavito, Pelaez

14. CONTINUED

PLAN AMENDMENT CASE PA-2025-11600002 (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 "Specialized Center" to "Regional Center" on 12.622 acres out of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700007) (Continued from March 20, 2025)

The Item was continued to May 15, 2025.

Councilmember Rocha Garcia moved to Continue. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

Aye: Nirenberg, Kaur, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Courage, Whyte

Absent: Alderete Gavito, Pelaez

15. CONTINUED

ZONING CASE Z-2025-10700007 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 12.622 acres out of NCB 16588, generally located in the 7200 block of North Loop 1604 East. Staff and Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600002) (Continued from March 20, 2025)

The Item was continued to May 15, 2025.

Councilmember Rocha Garcia moved to Continue. Councilmember Viagran seconded the motion The motion prevailed by the following vote:

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

16. 2025-04-17-0307

PLAN AMENDMENT CASE PA-2025-11600007 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Parks/Open Space" to "Neighborhood Commercial" on 7.632 acres out of NCB 12163, located at 528 Ira Lee Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2025-10700030 S)

Councilmember Whyte noted an amended site plan.

Councilmember Whyte moved to Approve as Amended. Councilmember Courage seconded the motion The motion prevailed by the following vote:

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

17. 2025-04-17-0308

ZONING CASE Z-2025-10700030 S (Council District 10): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Specific Use Authorization for Athletic Fields - Outdoor Permitted on 7.632 acres out of NCB 12163, located at 528 Ira Lee Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2025-11600007)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 7.632 acres out of NCB 12163 TO WIT: from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC S AHOD" Neighborhood Commercial Airport Hazard Overlay District with a Specific Use Authorization for Athletic Fields - Outdoor Permitted

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

Councilmember Whyte moved to Approve as Amended. Councilmember Courage seconded the motion The motion prevailed by the following vote:

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

Adjournment

There being no further discussion, the meeting was adjourned at 2:29 p.m.

Approved

**Ron Nirenberg
Mayor**

**Debbie Racca-Sittre
City Clerk**