

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



**Meeting Minutes
City Council A Session**

City Hall Complex
San Antonio, Texas 78205

2021 – 2023 Council Members

Mayor Ron Nirenberg

Mario Bravo, Dist. 1 | Jalen McKee-Rodriguez, Dist. 2
Phyllis Viagran, Dist. 3 | Dr. Adriana Rocha Garcia, Dist. 4
Teri Castillo, Dist. 5 | Melissa Cabello Havrda, Dist. 6
Ana Sandoval, Dist. 7 | Manny Pelaez, Dist. 8
John Courage, Dist. 9 | Clayton Perry, Dist. 10

Thursday, January 27, 2022

9:00 AM

Municipal Plaza Building

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:19 AM. Interim City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

PRESENT: 11 – Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Pelaez, Courage, Perry

ABSENT: None

PROCEDURAL

1. The Invocation was provided by Pastor Kevin Barthold, Pastor of The Hills Church, guest of Councilmember Rocha Garcia, Council District 4.

2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of minutes for the City Council meetings on December 15, 2021 and December 16, 2021

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

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. 2022-01-27-0023

Ordinance approving a contract with Hill Country Electric Supply, L.P., to provide light fixture parts, hardware, materials, and equipment necessary to upgrade lighting at the Olmos Dam Gate House Facility for a total cost of \$95,933.00 for the Public Works Department. Funding is available from the Storm Water Regional Facilities Fund and is included in the FY 2022 - 2027 Capital Improvement Program. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

5. 2022-01-27-0024

Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$3,740,000.00, included in the respective department's FY 2022 Adopted Budget: (A) TraStar, Inc., MoboTrex, Inc., Traffic & Parking Control Co., Inc., K & K Systems, Inc., Twincrest Inc., dba Twincrest Technologies, and Iteris, Inc., for traffic signal components; (B) Siddons Martin Emergency Group, LLC, and Frazer, Ltd., for parts and service for emergency vehicles; (C) Premier Courts Limited Company for Plexipave sport court resurfacing; and (D) Alamo Industrial Group, Inc., dba Ace Welding & Trailer Company, for fire and pumper vehicle body repair services [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

Capital Improvements

6. **2022-01-27-0025**

Ordinance approving a construction contract with Jerdon Enterprise, L.P. in an amount not to exceed \$2,195,148.00, of which \$367,775.00 will be reimbursed by San Antonio Water System (SAWS) and \$235,974.00 will be reimbursed by CPS Energy for the Breeden - W. Russell Place Area Drainage Phase 1A project. Funds are available from the Stormwater Operating Fund and Street Maintenance Program included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

7. **2022-01-27-0026**

Ordinance approving a construction contract with RCO Construction, L.L.C. in an amount not to exceed \$3,106,713.00 of which \$800,000.50 will be reimbursed by San Antonio Water System for the Jo Marie Phase 1 Drainage Improvements project, a Storm Water Operating and previously authorized debt proceeds funded project; and authorizing the appropriation and amending of the FY 2022 – FY 2027 Capital Improvement Program with funds in the amount of \$475,000.00 from the Storm Water Operating Fund balance to the Jo Marie Phase 1 Drainage Improvement project. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]

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

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

8. **2022-01-27-0027**

Ordinance awarding a construction contract to Tejas Premier Building Contractor, Inc. in an amount not to exceed \$3,613,448.00 for the Park Police Headquarters project located at 600 Hemisfair Plaza. Funds are available from the 2017 – 2022 General Obligation Bond Program and Certificates of Obligation included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello

Havrda, Sandoval, Pelaez, Courage, Perry

9. 2022-01-27-0028

Ordinance approving an Advance Funding Agreement with the Texas Department of Transportation for payment to TxDOT in an amount not to exceed \$12,818.00 for administrative oversight of federal funds and accepting \$1,219,685.00 in Highway Safety Improvements Program infrastructure to include improvements of traffic signals at three locations, a FY 2022 Traffic Signal Installation project. Funding is available from the General Fund and is included in the FY 2022 Adopted Budget. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]

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

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

10. 2022-01-27-0029

Ordinance approving a Funding Agreement with San Antonio Independent School District in the amount of \$42,064.00 for the acceptance of these funds from the San Antonio Independent School District for their share of construction-related expenses for the installation of two advanced warning school flashing beacons near the G.W. Brackenridge High School; and approving the amending of the FY 2022 - FY 2027 Capital Improvement Program with funds in the amount of \$42,064.00 from the San Antonio Independent School District to the FY 2022 School Pedestrian Safety Project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

11. 2022-01-27-0030

Ordinance approving a Funding Agreement with the Municipal Golf Association-San Antonio in an amount not to exceed \$254,974.00 for improvements to the Mission Del Lago Golf Course Clubhouse. Funds are available from 2019 Certificates of Obligation and are included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

12. 2022-01-27-0031

Ordinance awarding a construction contract to M-Company General Contractors Inc. in an amount not to exceed \$2,394,694.00 for the construction of the ZerNona S. Black Center (ZBC), Inc. Multi-Generational Cultural/Community Center located near Hackberry and Martin Luther King Drive. Funds are available from Bexar County, the Texas Education Agency and 2017 General Obligation Bond Program funds included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

Councilmember McKee-Rodriguez spoke in support of the Item as a catalytic project for the history of San Antonio's Black Residents.

13. 2022-01-27-0032

Ordinance awarding a construction contract to Marc III General Contractors, LLC in the amount not to exceed \$3,360,612.34 for the construction of the Greater Love Multi-Generational Cultural Community Center located at 1534 Peck Avenue; and, amending the FY 2022 – FY 2027 Capital Improvement Program with the reallocation of funds in the amount of \$750,000.00 from Certificates of Obligation included in the FY 2022 District 2 Infrastructure Improvement Pittman-Sullivan Park project and the acceptance of contributed funds in the amount of \$500,000.00 from Bexar County and \$290,812.34 from the Texas Education Agency to the Greater Love Multi-Generational Cultural Community Center project. Funds in the amount of \$1,819,800.00 are available from the 2017 - 2022 General Obligation Bond Program included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

Councilmember McKee-Rodriguez spoke in support of the Item as a catalytic project for the history of San Antonio's Black Residents.

14. 2022-01-27-0033

Ordinance awarding a construction contract to Longhorn Tejas Property Builders, LLC. in the amount of \$669,466.63 for the Council District 2 Infrastructure Improvements (Kardon Park) project. Funds are available from 2019 Certificates of Obligation and are included in the FY 2022

– FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

Acquisition, Sale or Lease of Real Property

15. 2022-01-27-0034

Ordinance approving the acquisition through negotiation or condemnation of interests in land sufficient for project purpose of twenty-four lots totaling 76,320 square feet (1.75 of an acre) of privately-owned real property located on Cosgrove and Channing Street within NCB 3819 for the South Gevers Street Drainage Improvement Project, declaring it to be a public project and a public necessity. Funds are available under the South Gevers Street Drainage Improvement Project and included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]

Councilmember Viagran moved to Councilmember Viagran moved that the City of San Antonio authorize the use of the power of eminent domain to acquire property for the public use project for the **S. GEVERS STREET DRAINAGE IMPROVEMENTS – PHASE I** by acquiring the following property described by the City Clerk and incorporated as part of this Motion.

Interim City Clerk Debbie Racca- Sittre read the following property description:

The privately owned property interests located in City Council District 3: S. Gevers Street Drainage Improvements – Lots 1 thru 6, lots 27-44, Block25, NCB 3819.

These properties are depicted in the overall project map and more particularly described by the exhibits attached and incorporated as part of this Motion. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

16. 2022-01-27-0035

Ordinance approving the acquisition through negotiation or condemnation of interests in land sufficient for project purposes of five parcels totaling 1.352-acres of privately-owned real property located within NCB 14703, 14704 and 14706 in Council District 8 for the Prue Road (Babcock Road to Laureate Drive) project, a 2017 Bond Project; declaring it to be a public project and a public necessity. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez,

Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Pelaez moved to Councilmember Peleaz moved that the City of San Antonio authorize the use of the power of eminent domain to acquire property for the public use project for the PRUE ROAD EXTENSION PROJECT by acquiring the following property described by the City Clerk and incorporated as part of this Motion.

Interim City Clerk Debbie Racca-Sittre read the following property description:

The privately owned property for temporary and permanent drainage easement interests located in City Council District 8 Prue Road Extension Project: NCB 14703, 14704, and 14706.

These properties are depicted in the Overall Project Map and more particularly described by the exhibits attached and incorporated as part of this Motion. Councilmember Viagran seconded the motion. The motion ~~and~~ by the following vote:

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

Absent: Bravo

17. 2022-01-27-0036

Ordinance amending the Market Square Lease Agreement with Old Mexico Imports for a fee of \$1,500.00 to be deposited in the Market Square Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

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

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

Boards, Commissions and Committee Appointments

18. Appointing Michael Garcia, Bryan Lopez, Camis Milam, and Britney Schindler as At-Large Members to the Planning Commission for the remainder of an unexpired term of office to expire on October 6, 2023 [Debbie Racca-Sittre, Interim City Clerk]

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

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

19. Approving the following Board, Commission and Committee appointments for the remainder of an

unexpired term of office to expire May 31, 2023 [Debbie Racca-Sittre, Interim City Clerk]

A. Appointing Jessica Lorenzi (District 2) to the City Commission on Veterans Affairs.

B. Appointing Henry Woods (District 2) to the Small Business Advisory Commission.

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

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

Miscellaneous

20. 2022-01-27-0037

Ordinance approving professional services contracts with Integrated Solutions Consulting, Innovative Emergency Management Inc., Hagerty Consulting Inc., The Olson Group, Ltd., Constant and Associates, Inc., and Partner Forces, LLC for catastrophic disaster planning, training, and exercise services for the term beginning February 1, 2022, and ending August 31, 2024, for an amount not to exceed \$963,309.60. Funding is available in the FY 2020 and FY 2021 Regional Catastrophic Preparedness Grant Programs (RCPGP). [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

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

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

Councilmember Pelaez spoke in support of the Item.

21. 2022-01-27-0038

Ordinance approving a memorial street designation on a portion of Westrock Drive to Jennifer Sue Delgado Memorial Way, at a total cost of \$1788.96. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

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

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

22. 2022-01-27-0003R

Resolution affirming Planning Commission's decision to approve an Administrative Exception to the Tree Preservation Code, located at 3545 Wiseman Blvd., as provided by City Code, Chapter 35, Article V, Section 35-523 (f) and Table 523-1A. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Councilmember Cabello Havrda moved to approve. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Nirenberg, Bravo, Viagran, Rocha Garcia, Cabello Havrda, Pelaez, Courage, Perry

No: McKee-Rodriguez, Castillo, Sandoval

Mike Shannon, Director of the Development Services Department, provided background information on the City's Tree Preservation Ordinance. Shannon explained that the project was titled SAT 14 Data Center Shell and was located at 3545 Wiseman Blvd in City Council District 6. Shannon cited and provided information on the impact to the trees proposed by the developer. Shannon explained that the developer proposed to take down more trees than allowed under the waiver program in order to build the one-story structure as the neighbors opposed a two-story building. Shannon stated that staff did not approve the variance, but Planning Commission approved in favor of allowing the variance which would require the developer to pay \$1.38 million into the Tree Mitigation Fund to compensate for removal of the trees.

PUBLIC COMMENT:

Bill Kaufman, attorney with Kaufman Group representing Microsoft spoke in support of approval of the variance. Jose De La Cruz ceded his time to Kaufman.

Douglas Handlin, President of Stonegate Hill Homeowner's Association Board, spoke in support of the variance.

James Eckbert, Vice President of Stonegate Hill Homeowner's Association Board, spoke in support of the variance.

Susan Handlin, resident of the Stonegate Hill Neighborhood, spoke in support of the variance.

Michael Tavitias, local Engineer and resident of the area, spoke in support of the variance.

Joan Lopez, local resident of the Stonegate Hill Neighborhood, whose home was immediately adjacent to the property, spoke in support of the variance.

Jack Finger spoke in support of the variance.

DISCUSSION:

Councilmember Cabello Havrda thanked the Stonegate Hill Homeowner's Association and Microsoft for working toward a compromise that was acceptable to the neighborhood which included the variance in lieu of a two-story building.

Councilmember Pelaez spoke in support of the variance and noted that Microsoft had a record of sustainable business practices and provided valuable data services to our community.

Councilmembers McKee-Rodriguez and Sandoval acknowledged the long process undertaken by the parties to negotiate a compromise.

Councilmember McKee-Rodriguez expressed concern about the continued loss of tree canopy across San Antonio, adding that he did not support the variance.

Councilmember Sandoval noted that the removal of the trees would further contribute to carbon pollution.

Councilmember Perry explained that he generally supported neighborhoods and businesses, however, he expressed concern that 95% of the trees were being removed and noted that staff did not recommend the variance because it did not meet the intent and spirit of the Tree Ordinance.

Councilmember Perry asked the developer why the particular site was selected. Bill Kaufman explained that there was a minimum distance requirement between existing data centers with sufficient electrical power to provide redundancy for customers and added that the trees would be replaced and would exceed the 25% requirement for tree canopy but the newly planted trees would have smaller caliper trunks so would not meet the UDC requirement. Councilmember Perry asked Director Shannon to speculate on the outcome if the variance was not approved. Shannon stated that the developer could request a new variance but would redesign to build the 60-foot tall two-story structure.

Councilmember Bravo requested clarification on the replacement of tree caliber sizes and the commitment of the City to plant trees outside of the Tree Mitigation Fund. Shannon explained that the Tree Mitigation Fund resulted in trees being planted using the fund. Rod Sanchez, Assistant City Manager confirmed that City capital projects were subject to the Tree Ordinance and used their own project funds to replace trees on the project. Councilmember Bravo asked if the City could spend money outside of the Tree Mitigation Fund to plant trees. Homer Garcia explained that the Parks Department managed the Tree Mitigation Fund which was used to add trees in the City. Councilmember Bravo suggested the caliber sizes cost include an inflationary increase and ultimately no new trees were added with the Tree Mitigation Fund.

Councilmember Castillo thanked the residents for their work and engagement but expressed concern that the tree canopy would be denigrated even with the replacement. Councilmember Castillo wanted to ensure that the developers continued to work with the neighborhood even after the waiver.

Councilmember Viagran supported the variance citing the work of the Planning Commission and the residents.

23. 2022-01-27-0039

Ordinance approving an agreement for school-based mental wellness services with Meadows

Mental Health Policy Institute for Texas for implementation of the Mobile Mental Wellness Collaborative (MMWC) for the San Antonio Metropolitan Health District's Violence Prevention Program for an initial term ending September 30, 2022 with a one year renewal option, for a total amount up to \$1,147,336 inclusive of the renewal. [Erik Walsh, City Manager; Claude A Jacob, Director, Health]

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

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

24. 2022-01-27-0040

Ordinance approving the San Antonio Metropolitan Health District's continued participation in the Medicaid 1115 (a) Demonstration Waiver Program known as the "Texas Healthcare Transformation and Quality Improvement Program" (the Waiver Program); submission of intergovernmental funding transfers (IGT) in an amount up to \$6,725,832.00; acceptance of the submitted IGT reimbursement amount; acceptance of up to \$10,000,932.00 in federal incentive payments from the Waiver Program; authorizing the submission of up to \$35,000.00 for non--reimbursable IGT to the Waiver Program for monitoring and compliance for a period beginning October 1, 2022 through September 30, 2023; and, authorizing the execution of Memoranda of Agreement that enhance program services with no exchange of funds associated with these grant-funded projects. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

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

Public Comment:

Jack finger spoke in opposition to the Item.

Councilmember Sandoval spoke in support of the Item.

25. 2022-01-27-0041

Ordinance approving a renewal and amendment to an agreement with The University of Texas Health Science Center at San Antonio to continue the implementation and management of referral services for the San Antonio Metropolitan Health District's Healthy Neighborhoods program to increase the compensation to a total amount of \$115,550.00, inclusive of the renewal funded by the CDC REACH grant budget. [Erik Walsh, City Manager; Claude Jacob, Director, Health]

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

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

26. 2022-01-27-0042

Ordinance accepting funds upon award in an amount up to \$14,163,068.00 from the Texas Department of State Health Services for 21 programs encompassing the public health functions of the San Antonio Metropolitan Health District for the period of July 1, 2022 through December 31, 2023, approving associated contracts funded by one of the grants for a term ending July 31, 2022, with the option to renew for one, one-year term for a total amount of \$70,000.00 inclusive of renewal, approving the execution of Memorandums of Agreement with no exchange funds associated with these grant-funded projects, and approving associated personnel complements. Of the \$14,163,068.00 this ordinance approves \$571,977.00 in American Rescue Plan Act (ARPA) funds through the Disease Intervention Specialists Workforce Grant. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

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

27. 2022-01-27-0043

Ordinance approving the submission of two grant renewal applications, one to the Texas Commission on Environmental Quality (TCEQ) and one to the Department of Homeland Security (DHS) related to the Public Center for Environmental Health's local air monitoring efforts and authorizing the acceptance of funds in a total amount up to \$458,258.00 from TCEQ and DHS for a period beginning July 1, 2022 through August 31, 2023 and approving a personnel complement. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

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

28. 2022-01-27-0044

Ordinance renaming the "SA2020 Commission on Education" and the "SA2020 Commission on Strengthening Family Wellbeing," the "City of San Antonio Commission on Education," and "City of San Antonio Commission on Strengthening Family Well-Being," respectively; approving amended bylaws for each and original bylaws for the San Antonio Youth Commission and the City of San Antonio Higher Education Student Advisory Board, to establish consistency and efficiencies in governance structure and meetings. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

Councilmember Rocha Garcia moved to Approve on Zoning Consent. Councilmember Courage

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

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

29. 2022-01-27-0045

Ordinance approving a Funding Agreement with Inner City TIRZ Board in an amount not to exceed \$11,922,500 for the Ella Austin Feasibility Study, Capital Improvements and Public Art. Funding is available in the 2022 – 2027 Inner City TIRZ Funding. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

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

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

Councilmember McKee-Rodriguez spoke in support of the Item as a catalytic project for the history of San Antonio's Black Residents.

30. 2022-01-27-0046

Ordinance approving a First Amendment to the Development Agreement between the Inner City TIRZ Board of Directors, the City of San Antonio, and Williams Historical National Museum for the Williams Historical National Museum Project, located at 506 Montana Street in Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

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

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

Councilmember McKee-Rodriguez spoke in support of the Item as a catalytic project for the history of San Antonio's Black Residents.

31. 2022-01-27-0047

Ordinance approving the execution of the Development Agreement, approving the Final Finance Plan and Final Project Plan for Tax Increment Reinvestment Zone #37 (TIRZ #37), Nabors, located in Council District 3. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP Director, Neighborhood and Housing Services Department]

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

Aye: Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello

Havrda, Sandoval, Pelaez, Courage, Perry

32. 2022-01-27-0048

Ordinance accepting an additional \$4,569,335.71 in Emergency Rental Assistance (ERA1) grant funds for rental assistance from the U.S. Department of the Treasury and appropriating funds for the Covid-19 Emergency Housing Assistance Program (EHAP). [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

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

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

33. 2022-01-27-0049

Ordinance approving a 10-year term extension for the Midtown Tax Increment Reinvestment Zone; modifying the composition of the TIRZ Board of Directors; and, amending the TIRZ Project and Finance Plans. [Lori Houston, Assistant City Manager; Veronica R. Soto, Director, Neighborhood and Housing Services Department]

Councilmember Bravo moved to add two additional members to the Midtown TIRZ Board, with one being appointed by Council District 1 and the second by Council District 2 for a total of nine members. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

Councilmember Pelaez moved to Approve Item 33 as presented. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

Assistant City Manager Lori Houston explained that the Item would extend the Midtown TIRZ to fund the needs of City owned cultural assets such as The Witte Museum, San Antonio Zoo, San Antonio Botanical Garden and Brackenridge Park with each partner securing leverage funding. Houston also stated that the Item would amend the TIRZ Project and Finance Plan to reflect the 10-year extension to 2041 to provide for the needs of the proposed facilities. Houston reported that the Item restructured and recommended seven members to be appointed to the Midtown TIRZ Board of Directors. Houston explained that no projects were being approved with the Item as these would need to be returned to the Midtown TIRZ Board and then would return to City Council. Houston explained that there was a desire by City Council to utilize TIRZ funds to offset projects originally proposed by staff in the 2022 General Obligation Bond Program with a desire to use TIRZ to fund cultural facilities and the Item was intended to accomplish this goal.

PUBLIC COMMENT:

Barbara Witte-Howell spoke in request of additional representation on the Midtown TIRZ Board which would increase the membership of the TIRZ Board to nine members with four being community and neighborhood representatives.

Lucy Wilson, Chair of the River Road Neighborhood Association, thanked Council Districts 1 and 2 Councilmembers for hosting a Town Hall regarding the Midtown TIRZ. Wilson requested representation of the neighborhoods on the TIRZ Board.

DISCUSSION:

Councilmember McKee-Rodriguez spoke in support of utilizing Midtown TIRZ to support City owned facilities and the addition of two more representatives to the TIRZ Board but added that the Board needed more diversity. Councilmember McKee-Rodriguez asked for clarification on how the TIRZ would fit with the Bond. Houston stated that the strategy would be to take the Midtown TIRZ projects to City Council on the same day that Council approved the Bond which was planned for February 10, 2022. City Manager Walsh confirmed that the TIRZ would complement the 2022 Bond Program.

Councilmember McKee-Rodriguez commented that the larger facilities often received support, but that small cultural organizations that represented Black and Brown communities did not have the same opportunities. Houston added that \$11.5 million was approved today for the Ella Austin Community Center and there was a plan for work on Westside TIRZ to fund \$5 million in improvements to the Guadalupe Cultural Arts Center, Esperanza Peace and Justice Center, and committed that staff would continue to work with smaller cultural organizations.

Councilmember Bravo moved to amend the motion by adding two additional members to the Midtown TIRZ Board, with one being appointed by Council District 1 and the second by Council District 2 for a total of nine members of the Board of the Midtown TIRZ. Councilmember Bravo explained that his goal was give the community a voice and was supportive of funding the project that provided City-wide benefit and pledged to help find funding for smaller cultural organizations.

Councilmember Viagran expressed her opposition to amendments being brought before the City Council without Committee discussion, however, she did not oppose the particular motion. Councilmember Viagran supported naming the Mahnke Park Neighborhood Association President and River Road Association President to the Midtown TIRZ Board since these were four-year terms. Councilmember Viagran recommended that there needed to be a balance due to the Citywide impact of the Midtown TIRZ as everyone used the facilities proposed for inclusion.

Councilmember Courage asked how the current Midtown TIRZ obligations might be impacted with this change. Houston confirmed that the current projects were included in the

current finance plan and that the additional 10-years would accommodate the new improvements. Councilmember Courage expressed concern regarding the Texas Department of Transportation (TXDOT) continuing the street projects on Broadway that had been initiated by the City and that the State was taking over. Walsh explained that the coordination with TXDOT would be by the City, not the TIRZ Board.

Councilmember Courage asked if new developer requests would be considered by the Midtown TIRZ. Walsh responded that this restructuring was changing the way the Midtown TIRZ had operated in the past to focus on the needs of City-owned cultural facilities. Councilmember Courage asked if the DoSeum or San Antonio Museum of Art would be eligible for Midtown TIRZ. Houston explained that those agencies were funded by the City through Arts Grants and they could request capital funding through the 2027 Bond but this item was to focus on City-owned facilities.

Councilmember Courage suggested waiting on these recommendations until after the Bond Program Election. Councilmember Courage recommended a representative of Tobin Hill and Government Hill to be represented on the Midtown TIRZ Board.

Councilmember Sandoval supported the two additional community members to be added to the Board and asked for clarification of annual increments produced by the Midtown TIRZ and how much of that money had been awarded. Troy Elliott, Director of Finance reported that the annual increment was \$6.4 million and which grew over the period of time to about \$18 million in 2041. Councilmember Sandoval asked how the 10-year extension was determined. Houston explained that staff analyzed the commitments and conservatively estimated the phase one needs. Councilmember Sandoval expressed concern that other arts organizations in other parts of the City did not benefit from a TIRZ. Houston offered that if other arts organizations brought forward a viable project, staff would work with them.

Councilmember Perry supported adding more neighborhood representatives to the TIRZ Board but expressed concern that the intent of the use of a TIRZ needed to be followed. Councilmember Perry recommended financial agreements with the Witte Museum be resolved before more funding was allocated to them. Councilmember Perry expected the TIRZ Board to make wise, informed decisions. Walsh stated that staff would return on February 10, 2022 with the projects.

Councilmember Viagran asked Lucy Wilson if her community was ready to serve on the Board which Lucy Wilson confirmed. Councilmember Viagran asked Marise McDermott, Director of the Witte Museum the age of their building and whether they would work with the neighborhoods. McDermott replied that the building was built in 1926 and confirmed that the Witte Museum was happy to work with the neighborhoods.

Councilmember Castillo supported the amendment to add more community members to the Board but recommended that the eligibility extend beyond the two neighborhoods represented. Councilmember Castillo asked what would happen if another TIRZ didn't have enough money.

Councilmember Courage asked if San Pedro Park and the Public Theater were within the Midtown TIRZ Boundary. Houston confirmed that these city facilities fell outside the boundaries.

Councilmember McKee-Rodriguez asked for clarification on funding gaps for the Brackenridge Park and Sunken Garden Projects. Houston replied that the organizations would need to fund raise the additional \$5 million.

Councilmember Sandoval asked what would happen if the Bond didn't pass or the partners could not raise the funds. Walsh responded that the projects would need to be reevaluated by City Council.

Councilmember Sandoval recommended that the future appointments of the community representatives not be tied to the Neighborhood Associations even though the current appointees would represent them.

Mayor Nirenberg summarized by thanking all the partners along the Broadway Cultural Corridor and stressed the importance of leveraging funding with the cultural institutions along Broadway uniting on a singular vision.

34. 2022-01-27-0050

Ordinance approving two on-call environmental abatement and disposal services agreements with Alamo Environmental Inc. dba Alamo 1 and TLI Environmental Services, Inc., each agreement in an amount not to exceed \$500,000.00 per year for an initial one-year term with the option to renew for three, one-year extensions at the City's discretion, for a total amount not to exceed \$4,000,000.00 if all agreement extensions with all firms are executed for the four-year duration. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

35. 2022-01-27-0051

Ordinance approving five on-call environmental consulting services agreements with Alpha Terra Engineering, Inc.; ATC Group Services LLC dba Atlas Technical; Modern Geosciences, LLC; Raba Kistner Inc.; and SWCA, Incorporated dba SWCA Environmental Consultants, each agreement in an amount not to exceed \$600,000.00 per year for an initial one-year term with the option to renew for three, one-year extensions at the City's discretion, for a total amount not to exceed \$12,000,000.00 if all agreement extensions are executed with all of the firms for the four-year duration. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Rocha Garcia moved to Approve on Zoning Consent. Councilmember Courage

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

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

City Manager's Report

36. City Manager's Report

City Manager Erik Walsh announced that the City had created a Winter Weather Preparedness Guide in both English and Spanish aimed at keeping residents safe. Walsh provided information on the distribution of the Guide. Walsh announced that the San Antonio Public Library was recognized by the Urban Library Council for their Innovative Enhanced Library Card Program.

ZONING ITEMS

37. 2022-01-27-0052

ZONING CASE Z-2021-10700279 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for up to 25 units per acre on Lot 22, Block 10, NCB 2021, located at 315 Cincinnati Avenue. Staff and Zoning Commission recommend Denial.

Councilmember Bravo moved to approve as amended. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

Absent: Rocha Garcia

PUBLIC COMMENT:

Ricardo Turrubiates noted that the applicant had met with the Uptown and Beacon Hill Neighborhood Associations and had subsequently amended their Zoning request.

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Bravo spoke in favor of the Item and noted that the Beacon Hill Neighborhood Association supported the Item.

38. 2022-01-27-0053

ZONING CASE Z-2021-10700305 S (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a

Medical - Clinic (Dentist) on Lot 18, Block A, NCB 6009, located at 1015 Shook Avenue. Staff and Zoning Commission recommend Approval.

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

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

39. CONTINUED

ZONING CASE Z-2021-10700193 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for two (2) Duplexes on Lot 4, Block 1, NCB 12831, located at 519 Bee Street. Staff and Zoning Commission recommend Approval.

Councilmember Pelaez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

40. 2022-01-27-0054

ZONING CASE Z-2021-10700224 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District with a Conditional Use for two (2) Dwelling Units on Lot 9, Block 1, NCB 1300, located at 622 Sherman Street. Staff and Zoning Commission recommend Approval.

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

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

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember McKee-Rodriguez stated that the Historic Design Review Commission would have final determination of the design of the project.

41.

WITHDRAWN

PLAN AMENDMENT CASE PA-2021-11600102 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Community Commercial" on 2.0 acres out of NCB 18239, generally located in the 5000 Block of Southcross Ranch Road. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2021-10700288 CD)

42.

WITHDRAWN

ZONING CASE Z-2021-10700288 CD (Council District 2): Ordinance amending the Zoning District Boundary from "MH MLOD-3 MLR-2" Manufactured Home Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Truck Stop on 2.0 acres out of NCB 18239, generally located in the 5000 Block of Southcross Ranch Road. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment PA-2021-11600102)

43.

2022-01-27-0055

ZONING CASE Z-2021-10700298 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 RIO-1 UC-2" Commercial River Improvement Overlay 1 Broadway Urban Corridor District and "R-4 RIO-1 UC-2" Residential Single-Family River Improvement Overlay 1 Broadway Urban Corridor District to "IDZ-2 RIO-1 UC-2" Medium Intensity Infill Development Zone River Improvement Overlay 1 Broadway Urban Corridor District with uses permitted for "C-2" Commercial District and "MF-40" Multi-Family District on Lot 8, Lot 17, Block 3, NCB 3081, located at 3814 Broadway Street and 115 Pershing Avenue. Staff and Zoning Commission recommend Approval.

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

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

Absent: Rocha Garcia

44.

2022-01-27-0056

PLAN AMENDMENT CASE PA-2021-11600113 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City,

by changing the future land use classification from "Community Commercial" to "Industrial" on Lot 2, Block 8, NCB 16567, Lot P-18A, NCB 17991, Lot P-18A, CB 5089, located at 8817 Interstate Highway 10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700307)

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

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

Absent: Rocha Garcia

45. 2022-01-27-0057

ZONING CASE Z-2021-10700307 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage, including Truck Repair to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 8, NCB 16567, Lot P-18A, CB 5089, Lot P-18A, NCB 17991, located at 8817 Interstate Highway 10 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600113)

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

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

Absent: Rocha Garcia

46. CONTINUED

PLAN AMENDMENT CASE PA-2021-11600108 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" and "Public Institutional" to "Light Industrial" on Lot P-8B, CB 5129, located at 5721 US Highway 87 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700313)

Councilmember Pelaez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Absent: Rocha Garcia

47. CONTINUED

ZONING CASE Z-2021-10700313 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District and "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lot P-8B, CB 5129, located at 5721 US Highway 87 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600108)

Councilmember Pelaez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Absent: Rocha Garcia

48. 2022-01-27-0058

ZONING CASE Z-2020-10700129 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "MF-33" Multi-Family District on Lot 1, Lot 2, Lot 3, and the east 11.9 feet of the south 96 feet of Lot 4, Block 2, NCB 7863, located at 1305 Pleasanton Road. Staff and Zoning Commission recommend Approval.

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

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

Absent: Rocha Garcia

49. 2022-01-27-0059

ZONING CASE Z-2021-10700285 CD (Council District 3): 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 Warehousing on 33.72 acres out of NCB 11166, located at 12100 South US Highway 281. Staff and Zoning Commission recommend Approval. (Continued from December 16, 2021)

Councilmember Viagran moved to Approve with Conditions. Councilmember Bravo seconded the

motion. The motion carried by the following vote:

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

Absent: Rocha Garcia

Councilmember Viagran thanked the applicant for working on the conditions which were agreed and noted that it was standard for all Zoning Applicants to coordinate with affected Neighborhood and Homeowner Associations.

50. 2022-01-27-0060

PLAN AMENDMENT CASE PA-2021-11600106 (Council District 4): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, to change the future land use classification from "Suburban Tier" to "General Urban Tier" on Lot P-1D, NCB 34392, located at 1120 North Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700296)

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

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

Absent: Rocha Garcia

51. 2022-01-27-0061

ZONING CASE Z-2021-10700296 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-1D, NCB 34392, located at 1120 North Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600106)

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

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

Absent: Rocha Garcia

52. 2022-01-27-0062

ZONING CASE Z-2021-10700346 (Council District 4): Ordinance amending the Zoning District Boundary from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1

AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1, Lot 4, Lot 5, Lot 6, Lot 7, the west irregular 325 feet of Lot 2, and the south irregular 496.88 feet of Lot 2, NCB 12328 (55.5351 acres out of NCB 12328) and Lot 18, Lot 19, Lot 20, and Lot 21, NCB 9503, located at 2102, 2130, 2310, 2400 Southwest Military Drive and 7707 Interstate 35 South. Staff and Zoning Commission recommend Approval.

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

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

Absent: Rocha Garcia

53. WITHDRAWN

ZONING CASE Z-2021-10700267 CD (Council District 5): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 23-27, Block 16, NCB 7502, located at 4036 Culebra Road. Staff recommends Approval with Conditions. Zoning Commission recommends Denial.

54. 2022-01-27-0063

ZONING CASE Z-2021-10700309 S (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 51, Block 13, NCB 8252, located at 4627 West Commerce Street. Staff recommends Denial. Zoning Commission recommends Approval.

Councilmember Castillo moved to approve. Councilmember Bravo seconded the motion. The motion carried by the following vote:

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

Absent: Rocha Garcia

PUBLIC COMMENT:

Russell Felan representing the Prospect Hill Neighborhood Association spoke in support of approving the Item.

Jack Finger spoke in opposition to the Item.

DISCUSSION:

Councilmember Castillo noted that Russell Felan had spoken in favor of the project to the Zoning Commission and that the Applicant had addressed neighborhood concerns regarding litter, car wash entrances and had committed to attend the car wash during operational hours.

55. CONTINUED

PLAN AMENDMENT CASE PA-2021-11600084 (Council District 6): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Specialized Center" on 44.7 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700249) (Continued from December 16, 2021)

Councilmember Pelaez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Absent: Rocha Garcia

56. CONTINUED

ZONING CASE Z-2021-10700249 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District, "C-3 MLOD-2 MLR-2" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 District, and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "L" Light Industrial District, "L MLOD-2 MLR-2" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 District, and "L MLOD-2 MLR-2 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 44.7 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA 2021-11600084) (Continued from December 16, 2021)

Councilmember Pelaez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Absent: Rocha Garcia

57. CONTINUED

ZONING CASE Z-2021-10700289 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on 16.070 acres out of NCB 17642, generally located in the 3000 Block of Rogers Road. Staff and Zoning Commission recommend Approval.

Councilmember Pelaez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Absent: Rocha Garcia

58. CONTINUED

ZONING CASE Z-2021-10700319 (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District Lot 58, Block H, NCB 8358, located at 1286 Bandera Road. Staff and Zoning Commission recommend Approval.

Councilmember Pelaez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Absent: Rocha Garcia

59. 2022-01-27-0064

PLAN AMENDMENT CASE PA-2021-11600072 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Rural Estate Tier" to "General Urban Tier" on 16.93 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700218)

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

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

Absent: Rocha Garcia

60. 2022-01-27-0065

ZONING CASE Z-2021-10700218 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, and "MF-25 MSAO-1 MLOD-1 MLR-1" Low-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-18 MSAO-1 MLOD-1 MLR-1" Limited Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 21.22 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA-2021-11600072)

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

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

Absent: Rocha Garcia

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

61. 2022-01-27-0066

ZONING CASE Z-2020-10700230 CD S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing on 92.50 acres out of NCB 14848, located at 14700 Tradesman Drive. Staff and Zoning Commission recommend Approval.

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

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

Absent: Rocha Garcia

62. CONTINUED

ZONING CASE Z-2021-10700248 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MXD" Mixed-Use District on Lot 52, NCB 12858, located at 8719 Wurzbach Road. Staff and Zoning Commission recommend Approval.

Councilmember Pelaez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Absent: Rocha Garcia

63. 2022-01-27-0067

ZONING CASE Z-2021-10700255 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic on Lot 34, Block 1, NCB17661, located at 4522 De Zavala Road. Staff and Zoning Commission recommend Approval.

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

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

Absent: Rocha Garcia

64. 2022-01-27-0068

ZONING CASE Z-2021-10700299 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units on Lot 13, NCB 14698, located at 11115 Vance Jackson Road. Staff and Zoning Commission recommend Approval.

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

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

Absent: Rocha Garcia

65. CONTINUED

ZONING CASE Z-2021-10700314 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting

Overlay Military Lighting Region 2 District and "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MXD MLOD-1 MLR-2" Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on Lot 138, Lot P-1E, and Lot P-119A, NCB 14890, generally located in the 1600 Block of UTSA Boulevard. Staff and Zoning Commission recommend Approval.

Councilmember Pelaez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

66. 2022-01-27-0069

ZONING CASE Z-2021-10700169 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on 1.032 acres of NCB 18218, generally located in the 3600 Block of East Evans Road. Staff and Zoning Commission recommend Approval.

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

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

67. 2022-01-27-0070

ZONING CASE Z-2021-10700274 (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 GC-3 MLOD-1 MLR-2" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 GC-3 MLOD-1 MLR-2" Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 12.617 acres out of CB 4864, located at 26750 Bulverde Road. Staff and Zoning Commission recommend Approval.

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

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

68.

2022-01-27-0071

ZONING CASE Z-2021-10700290 (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 Lot 14, Block 5, NCB 12575, located at 8603 North New Braunfels Avenue. Staff and Zoning Commission recommend Approval.

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

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

Absent: Rocha Garcia

69.

CONTINUED

ZONING CASE Z-2021-10700300 (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 6, Block 2, NCB 18412; Lot 6, Block 3, NCB 18412; Lots 5,7-17, Block 3, NCB 18413, Lots 11-13, Block 4, NCB 18414, located at 6202 Ahern Drive, 6202-6211, and 6219 Balcombe. Staff and Zoning Commission recommend Approval.

Councilmember Pelaez moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

Absent: Rocha Garcia

PUBLIC COMMENT:

Jack Finger spoke in opposition to the Item.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:37 PM.

Approved

**Ron Nirenberg
Mayor**

Attest:

**Debbie Racca-Sittre
Interim City Clerk**

PROCEDURAL

1. Invocation
2. Pledge of Allegiance
3. Approval of minutes for the City Council meetings on December 15, 2021 and December 16, 2021

POINT OF PERSONAL PRIVILEGE

ACTION ITEMS FOR STAFF BRIEFING

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. Ordinance approving a contract with Hill Country Electric Supply, L.P., to provide light fixture parts, hardware, materials, and equipment necessary to upgrade lighting at the Olmos Dam Gate House Facility for a total cost of \$95,933.00 for the Public Works Department. Funding is available from the Storm Water Regional Facilities Fund and is included in the FY 2022 - 2027 Capital Improvement Program. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$3,740,000.00, included in the respective department's FY 2022 Adopted Budget: (A) TraStar, Inc., MoboTrex, Inc., Traffic & Parking Control Co., Inc., K & K Systems, Inc., Twincrest Inc., dba Twincrest Technologies, and Iteris, Inc., for traffic signal components; (B) Siddons Martin Emergency Group, LLC, and Frazer, Ltd., for parts and service for emergency vehicles; (C) Premier Courts Limited Company for Plexipave sport court resurfacing; and (D) Alamo Industrial Group, Inc., dba Ace Welding & Trailer Company, for fire and pumper vehicle body repair services [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

6. Ordinance approving a construction contract with Jerdon Enterprise, L.P. in an amount not to exceed \$2,195,148.00, of which \$367,775.00 will be reimbursed by San Antonio Water System (SAWS) and \$235,974.00 will be reimbursed by CPS Energy for the Breeden - W. Russell Place Area Drainage Phase 1A project. Funds are available from the Stormwater Operating Fund and Street Maintenance Program included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
7. Ordinance approving a construction contract with RCO Construction, L.L.C. in an amount not to exceed \$3,106,713.00 of which \$800,000.50 will be reimbursed by San Antonio Water System for the Jo Marie Phase 1 Drainage Improvements project, a Storm Water Operating and previously authorized debt proceeds funded project; and authorizing the appropriation and amending of the FY 2022 – FY 2027 Capital Improvement Program with funds in the amount of \$475,000.00 from the Storm Water Operating Fund balance to the Jo Marie Phase 1 Drainage Improvement project. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]
8. Ordinance awarding a construction contract to Tejas Premier Building Contractor, Inc. in an amount not to exceed \$3,613,448.00 for the Park Police Headquarters project located at 600 Hemisfair Plaza. Funds are available from the 2017 – 2022 General Obligation Bond Program and Certificates of Obligation included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
9. Ordinance approving an Advance Funding Agreement with the Texas Department of Transportation for payment to TxDOT in an amount not to exceed \$12,818.00 for administrative oversight of federal funds and accepting \$1,219,685.00 in Highway Safety Improvements Program infrastructure to include improvements of traffic signals at three locations, a FY 2022 Traffic Signal Installation project. Funding is available from the General Fund and is included in the FY 2022 Adopted Budget. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]
10. Ordinance approving a Funding Agreement with San Antonio Independent School District in the amount of

\$42,064.00 for the acceptance of these funds from the San Antonio Independent School District for their share of construction-related expenses for the installation of two advanced warning school flashing beacons near the G.W. Brackenridge High School; and approving the amending of the FY 2022 - FY 2027 Capital Improvement Program with funds in the amount of \$42,064.00 from the San Antonio Independent School District to the FY 2022 School Pedestrian Safety Project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

11. Ordinance approving a Funding Agreement with the Municipal Golf Association-San Antonio in an amount not to exceed \$254,974.00 for improvements to the Mission Del Lago Golf Course Clubhouse. Funds are available from 2019 Certificates of Obligation and are included in the FY 2022 - FY 2027 Capital Improvement Program.

[Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

12. Ordinance awarding a construction contract to M-Company General Contractors Inc. in an amount not to exceed \$2,394,694.00 for the construction of the ZerNona S. Black Center (ZBC), Inc. Multi-Generational Cultural/Community Center located near Hackberry and Martin Luther King Drive. Funds are available from Bexar County, the Texas Education Agency and 2017 General Obligation Bond Program funds included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

13. Ordinance awarding a construction contract to Marc III General Contractors, LLC in the amount not to exceed \$3,360,612.34 for the construction of the Greater Love Multi-Generational Cultural Community Center located at 1534 Peck Avenue; and, amending the FY 2022 – FY 2027 Capital Improvement Program with the reallocation of funds in the amount of \$750,000.00 from Certificates of Obligation included in the FY 2022 District 2 Infrastructure Improvement Pittman-Sullivan Park project and the acceptance of contributed funds in the amount of \$500,000.00 from Bexar County and \$290,812.34 from the Texas Education Agency to the Greater Love Multi-Generational Cultural Community Center project. Funds in the amount of \$1,819,800.00 are available from the 2017 - 2022 General Obligation Bond Program included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

14. Ordinance awarding a construction contract to Longhorn Tejas Property Builders, LLC. in the amount of \$669,466.63 for the Council District 2 Infrastructure Improvements (Kardon Park) project. Funds are available from 2019 Certificates of Obligation and are included in the FY 2022 – FY 2027 Capital Improvements Program.

[Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Acquisition, Sale or Lease of Real Property

15. Ordinance approving the acquisition through negotiation or condemnation of interests in land sufficient for project purpose of twenty-four lots totaling 76,320 square feet (1.75 of an acre) of privately-owned real property located on Cosgrove and Channing Street within NCB 3819 for the South Gevers Street Drainage Improvement Project, declaring it to be a public project and a public necessity. Funds are available under the South Gevers Street Drainage Improvement Project and included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]

16. Ordinance approving the acquisition through negotiation or condemnation of interests in land sufficient for project purposes of five parcels totaling 1.352-acres of privately-owned real property located within NCB 14703, 14704 and 14706 in Council District 8 for the Prue Road (Babcock Road to Laureate Drive) project, a 2017 Bond Project; declaring it to be a public project and a public necessity. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program.

[Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

17. Ordinance amending the Market Square Lease Agreement with Old Mexico Imports for a fee of \$1,500.00 to be deposited in the Market Square Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Street Closures and Traffic Control Procedures

Grant Applications and Awards

City Code Amendments

Boards, Commissions and Committee Appointments

18. Appointing Michael Garcia, Bryan Lopez, Camis Milam, and Britney Schindler as At-Large Members to the Planning Commission for the remainder of an unexpired term of office to expire on October 6, 2023 [Debbie Racca-Sittre, Interim City Clerk]
19. Approving the following Board, Commission and Committee appointments for the remainder of an unexpired term of office to expire May 31, 2023 [Debbie Racca-Sittre, Interim City Clerk]
 - A. Appointing Jessica Lorenzi (District 2) to the City Commission on Veterans Affairs.
 - B. Appointing Henry Woods (District 2) to the Small Business Advisory Commission.

Miscellaneous

20. Ordinance approving professional services contracts with Integrated Solutions Consulting, Innovative Emergency Management Inc., Hagerty Consulting Inc., The Olson Group, Ltd., Constant and Associates, Inc., and Partner Forces, LLC for catastrophic disaster planning, training, and exercise services for the term beginning February 1, 2022, and ending August 31, 2024, for an amount not to exceed \$963,309.60. Funding is available in the FY 2020 and FY 2021 Regional Catastrophic Preparedness Grant Programs (RCPGP). [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]
21. Ordinance approving a memorial street designation on a portion of Westrock Drive to Jennifer Sue Delgado Memorial Way, at a total cost of \$1788.96. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]
22. Resolution affirming Planning Commission's decision to approve an Administrative Exception to the Tree Preservation Code, located at 3545 Wiseman Blvd., as provided by City Code, Chapter 35, Article V, Section 35-523 (f) and Table 523-1A. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]
23. Ordinance approving an agreement for school-based mental wellness services with Meadows Mental Health Policy Institute for Texas for implementation of the Mobile Mental Wellness Collaborative (MMWC) for the San Antonio Metropolitan Health District's Violence Prevention Program for an initial term ending September 30, 2022 with a one year renewal option, for a total amount up to \$1,147,336 inclusive of the renewal. [Erik Walsh, City Manager; Claude A Jacob, Director, Health]
24. Ordinance approving the San Antonio Metropolitan Health District's continued participation in the Medicaid 1115 (a) Demonstration Waiver Program known as the "Texas Healthcare Transformation and Quality Improvement Program" (the Waiver Program); submission of intergovernmental funding transfers (IGT) in an amount up to \$6,725,832.00; acceptance of the submitted IGT reimbursement amount; acceptance of up to \$10,000,932.00 in federal incentive payments from the Waiver Program; authorizing the submission of up to \$35,000.00 for non-reimbursable IGT to the Waiver Program for monitoring and compliance for a period beginning October 1, 2022 through September 30, 2023; and, authorizing the execution of Memoranda of Agreement that enhance program services with no exchange of funds associated with these grant-funded projects. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]
25. Ordinance approving a renewal and amendment to an agreement with The University of Texas Health Science Center at San Antonio to continue the implementation and management of referral services for the San Antonio Metropolitan Health District's Healthy Neighborhoods program to increase the compensation to a total amount of \$115,550.00, inclusive of the renewal funded by the CDC REACH grant budget. [Erik Walsh, City Manager; Claude Jacob, Director, Health]
26. Ordinance accepting funds upon award in an amount up to \$14,163,068.00 from the Texas Department of State Health Services for 21 programs encompassing the public health functions of the San Antonio Metropolitan Health District for the period of July 1, 2022 through December 31, 2023, approving associated contracts funded by one of the grants for a term ending July 31, 2022, with the option to renew for one, one-year term for a total amount of \$70,000.00 inclusive of renewal, approving the execution of Memorandums of Agreement with no exchange funds associated with these grant-funded projects, and approving associated personnel complements. Of the \$14,163,068.00 this ordinance approves \$571,977.00 in American Rescue Plan Act (ARPA) funds through the Disease Intervention Specialists Workforce Grant. [Erik Walsh, City Manager; Claude A. Jacob,

Director, Health]

27. Ordinance approving the submission of two grant renewal applications, one to the Texas Commission on Environmental Quality (TCEQ) and one to the Department of Homeland Security (DHS) related to the Public Center for Environmental Health's local air monitoring efforts and authorizing the acceptance of funds in a total amount up to \$458,258.00 from TCEQ and DHS for a period beginning July 1, 2022 through August 31, 2023 and approving a personnel complement. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]
28. Ordinance renaming the "SA2020 Commission on Education" and the "SA2020 Commission on Strengthening Family-Wellbeing," the "City of San Antonio Commission on Education," and "City of San Antonio Commission on Strengthening Family Well-Being," respectively; approving amended bylaws for each and original bylaws for the San Antonio Youth Commission and the City of San Antonio Higher Education Student Advisory Board, to establish consistency and efficiencies in governance structure and meetings. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]
29. Ordinance approving a Funding Agreement with Inner City TIRZ Board in an amount not to exceed \$11,922,500 for the Ella Austin Feasibility Study, Capital Improvements and Public Art. Funding is available in the 2022 – 2027 Inner City TIRZ Funding. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]
30. Ordinance approving a First Amendment to the Development Agreement between the Inner City TIRZ Board of Directors, the City of San Antonio, and Williams Historical National Museum for the Williams Historical National Museum Project, located at 506 Montana Street in Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
31. Ordinance approving the execution of the Development Agreement, approving the Final Finance Plan and Final Project Plan for Tax Increment Reinvestment Zone #37 (TIRZ #37), Nabors, located in Council District 3. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP Director, Neighborhood and Housing Services Department]
32. Ordinance accepting an additional \$4,569,335.71 in Emergency Rental Assistance (ERA1) grant funds for rental assistance from the U.S. Department of the Treasury and appropriating funds for the Covid-19 Emergency Housing Assistance Program (EHAP). [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
33. Ordinance approving a 10-year term extension for the Midtown Tax Increment Reinvestment Zone; modifying the composition of the TIRZ Board of Directors; and, amending the TIRZ Project and Finance Plans. [Lori Houston, Assistant City Manager; Veronica R. Soto, Director, Neighborhood and Housing Services Department]

Name: Mimi Quintanilla

Comment - 01/27/2022 08:17 AM: (No Vote)

There is support for the 10 year extension of the Mid-Town TIRZ, but not for the restructure of the TIRZ Board so that it only includes city staff and park lessees while excluding diverse voices from the adjacent neighborhoods. Many constituents disagree with, and do not support the amendment and reprioritization of the project and finance plans. I urge each of you to support adding neighborhood representation on the Mid-Town TIRZ Board and amending the proposed ordinance to comply with the City's own adopted Principles of Public Participation. Thank you.

34. Ordinance approving two on-call environmental abatement and disposal services agreements with Alamo Environmental Inc. dba Alamo 1 and TLI Environmental Services, Inc., each agreement in an amount not to exceed \$500,000.00 per year for an initial one-year term with the option to renew for three, one-year extensions at the City's discretion, for a total amount not to exceed \$4,000,000.00 if all agreement extensions with all firms are executed for the four-year duration. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
35. Ordinance approving five on-call environmental consulting services agreements with Alpha Terra Engineering, Inc.; ATC Group Services LLC dba Atlas Technical; Modern Geosciences, LLC; Raba Kistner Inc.; and SWCA, Incorporated dba SWCA Environmental Consultants, each agreement in an amount not to exceed \$600,000.00 per year for an initial one-year term with the option to renew for three, one-year extensions at the City's discretion, for a total amount not to exceed \$12,000,000.00 if all agreement extensions are executed with all of the firms for the four-

Public Hearing

Proclamations

City Manager's Report

36. City Manager's Report

2:00 P.M. (Time Certain) 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 Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services.

37. ZONING CASE Z-2021-10700279 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for up to 25 units per acre on Lot 22, Block 10, NCB 2021, located at 315 Cincinnati Avenue. Staff and Zoning Commission recommend Denial.

38. ZONING CASE Z-2021-10700305 S (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical - Clinic (Dentist) on Lot 18, Block A, NCB 6009, located at 1015 Shook Avenue. Staff and Zoning Commission recommend Approval.

39. ZONING CASE Z-2021-10700193 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for two (2) Duplexes on Lot 4, Block 1, NCB 12831, located at 519 Bee Street. Staff and Zoning Commission recommend Approval.

40. ZONING CASE Z-2021-10700224 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District with a Conditional Use for two (2) Dwelling Units on Lot 9, Block 1, NCB 1300, located at 622 Sherman Street. Staff and Zoning Commission recommend Approval.

41. PLAN AMENDMENT CASE PA-2021-11600102 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Community Commercial" on 2.0 acres out of NCB 18239, generally located in the 5000 Block of Southcross Ranch Road. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2021-10700288 CD)

42. ZONING CASE Z-2021-10700288 CD (Council District 2): Ordinance amending the Zoning District Boundary from "MH MLOD-3 MLR-2" Manufactured Home Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Truck Stop on 2.0 acres out of NCB 18239, generally located in the 5000 Block of Southcross Ranch Road. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment PA-2021-11600102)

43. ZONING CASE Z-2021-10700298 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 RIO-1 UC-2" Commercial River Improvement Overlay 1 Broadway Urban Corridor District and "R-4 RIO-1 UC-2" Residential Single-Family River Improvement Overlay 1 Broadway Urban Corridor District to "IDZ-2 RIO-1 UC-2" Medium Intensity Infill Development Zone River Improvement Overlay 1 Broadway Urban Corridor District with uses permitted for "C-2" Commercial District and "MF-40" Multi-Family District on Lot 8, Lot 17, Block 3, NCB 3081, located at 3814 Broadway Street and 115 Pershing Avenue. Staff and Zoning Commission recommend Approval.

44. PLAN AMENDMENT CASE PA-2021-11600113 (Council District 2): Ordinance amending the I-10 East

Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Industrial" on Lot 2, Block 8, NCB 16567, Lot P-18A, NCB 17991, Lot P-18A, CB 5089, located at 8817 Interstate Highway 10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700307)

45. ZONING CASE Z-2021-10700307 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage, including Truck Repair to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 8, NCB 16567, Lot P-18A, CB 5089, Lot P-18A, NCB 17991, located at 8817 Interstate Highway 10 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600113)

46. PLAN AMENDMENT CASE PA-2021-11600108 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" and "Public Institutional" to "Light Industrial" on Lot P-8B, CB 5129, located at 5721 US Highway 87 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700313)

47. ZONING CASE Z-2021-10700313 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District and "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lot P-8B, CB 5129, located at 5721 US Highway 87 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600108)

Name: Daniel Hilscher

Comment - 01/26/2022 12:54 PM: (No Vote)

I am owner of property 5725 US Highway 87 East I am opposed to this rezoning initiative until all concerns are adequately addressed Opposition and concerns Per the site plan, purchaser, TTS plans to use shared gravel drive easement for access to East side of proposed facility. This easement is a gravel drive shared by myself, Skips Body Shop, and residential property owned by Mr W Fireworks. It is not intended for heavy freight traffic, nor does it provide adequate access for freight traffic to Highway 87. Access is a tight turning radius with no acceleration or deceleration lanes nor traffic control devices. Additionally, we need protections for water lines that run under this easement and provide water for Skips Body Shop, residential property owned by Mr. W Fireworks, as well as my house. Were a water line to break due to heavy traffic, we, the existing property owners would be at risk for cost of repairs as there would be no way to prove fault due to excessive weight exerted on the easement. During Zoning hearing December 2022, the site owner stated to the committee that the shared easement would not be used, but as can be seen in the site plan, the east easement is indeed intended for site access. The proposed rezoning site is 6 acres of Flood Plain, concerns have been expressed in previous public zoning hearings the impact site improvements will have to adequate drainage. Any leveling or elevation increase to the current landscape will not allow for drainage via existing low ground level runoff to Rosillo Creek that passes thru all affected properties. This property is recorded as flood plain by FEMA. We are asking that the rezoning be tabled until all of our concerns can be addressed. Summary of concerns Use of shared gravel easement for high volume heavy freight traffic Safe multidirectional access to and from US Highway 87 Impact of alterations to existing 100 year flood plain These concerns have also been expressed via email to Case Manager

48. ZONING CASE Z-2020-10700129 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "MF-33" Multi-Family District on Lot 1, Lot

2, Lot 3, and the east 11.9 feet of the south 96 feet of Lot 4, Block 2, NCB 7863, located at 1305 Pleasanton Road. Staff and Zoning Commission recommend Approval.

49. ZONING CASE Z-2021-10700285 CD (Council District 3): 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 Warehousing on 33.72 acres out of NCB 11166, located at 12100 South US Highway 281. Staff and Zoning Commission recommend Approval. (Continued from December 16, 2021)
50. PLAN AMENDMENT CASE PA-2021-11600106 (Council District 4): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, to change the future land use classification from "Suburban Tier" to "General Urban Tier" on Lot P-1D, NCB 34392, located at 1120 North Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700296)
51. ZONING CASE Z-2021-10700296 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-1D, NCB 34392, located at 1120 North Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600106)
52. ZONING CASE Z-2021-10700346 (Council District 4): Ordinance amending the Zoning District Boundary from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1, Lot 4, Lot 5, Lot 6, Lot 7, the west irregular 325 feet of Lot 2, and the south irregular 496.88 feet of Lot 2, NCB 12328 (55.5351 acres out of NCB 12328) and Lot 18, Lot 19, Lot 20, and Lot 21, NCB 9503, located at 2102, 2130, 2310, 2400 Southwest Military Drive and 7707 Interstate 35 South. Staff and Zoning Commission recommend Approval.
53. ZONING CASE Z-2021-10700267 CD (Council District 5): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 23-27, Block 16, NCB 7502, located at 4036 Culebra Road. Staff recommends Approval with Conditions. Zoning Commission recommends Denial.
54. ZONING CASE Z-2021-10700309 S (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 51, Block 13, NCB 8252, located at 4627 West Commerce Street. Staff recommends Denial. Zoning Commission recommends Approval.
55. PLAN AMENDMENT CASE PA-2021-11600084 (Council District 6): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Specialized Center" on 44.7 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700249) (Continued from December 16, 2021)
56. ZONING CASE Z-2021-10700249 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District, "C-3 MLOD-2 MLR-2" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 District, and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "L" Light Industrial District, "L MLOD-2 MLR-2" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 District, and "L MLOD-2 MLR-2 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 44.7 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA 2021-11600084) (Continued from December 16, 2021)
57. ZONING CASE Z-2021-10700289 (Council District 6): Ordinance amending the Zoning District Boundary from

"C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on 16.070 acres out of NCB 17642, generally located in the 3000 Block of Rogers Road. Staff and Zoning Commission recommend Approval.

58. ZONING CASE Z-2021-10700319 (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District Lot 58, Block H, NCB 8358, located at 1286 Bandera Road. Staff and Zoning Commission recommend Approval.

59. PLAN AMENDMENT CASE PA-2021-11600072 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Rural Estate Tier" to "General Urban Tier" on 16.93 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700218)

60. ZONING CASE Z-2021-10700218 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, and "MF-25 MSAO-1 MLOD-1 MLR-1" Low-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-18 MSAO-1 MLOD-1 MLR-1" Limited-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 21.22 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA-2021-11600072)

Name: Robert Renthal

Comment - 01/25/2022 11:55 PM: (No Vote)

Regarding ZONING CASE Z-2021-10700218, I oppose rezoning of the 21.22 acres in the 7000 block of Heuermann Road. For nearly 30 years I've lived on Heuermann Rd. just a short distance from the property being considered in this case. We've seen a lot of growth in our neighborhood recently, but our narrow country roads haven't been improved to keep up with the traffic. Please do not add to our traffic congestion by rezoning this property. Before we can safely have more development in this area, first we need to widen Heuermann Rd., and widen Milsa Rd. near Friedrich Wilderness Park, and widen Oak Drive near Bonnie Ellison Elementary School.

61. ZONING CASE Z-2020-10700230 CD S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing on 92.50 acres out of NCB 14848, located at 14700 Tradesman Drive. Staff and Zoning Commission recommend Approval.

62. ZONING CASE Z-2021-10700248 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MXD" Mixed-Use District on Lot 52, NCB 12858, located at 8719 Wurzbach Road. Staff and Zoning Commission recommend Approval.

63. ZONING CASE Z-2021-10700255 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for Animal Clinic on Lot 34, Block 1, NCB17661, located at 4522 De Zavala Road. Staff and Zoning Commission recommend Approval.

ZONING CASE Z-2021-10700299 CD (Council District 8): Ordinance amending the Zoning District Boundary

64.

from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units on Lot 13, NCB 14698, located at 11115 Vance Jackson Road. Staff and Zoning Commission recommend Approval.

65. ZONING CASE Z-2021-10700314 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MXD MLOD-1 MLR-2" Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on Lot 138, Lot P-1E, and Lot P-119A, NCB 14890, generally located in the 1600 Block of UTSA Boulevard. Staff and Zoning Commission recommend Approval.

66. ZONING CASE Z-2021-10700169 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on 1.032 acres of NCB 18218, generally located in the 3600 Block of East Evans Road. Staff and Zoning Commission recommend Approval.

67. ZONING CASE Z-2021-10700274 (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 GC-3 MLOD-1 MLR-2" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 GC-3 MLOD-1 MLR-2" Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 12.617 acres out of CB 4864, located at 26750 Bulverde Road. Staff and Zoning Commission recommend Approval.

68. ZONING CASE Z-2021-10700290 (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 Lot 14, Block 5, NCB 12575, located at 8603 North New Braunfels Avenue. Staff and Zoning Commission recommend Approval.

69. ZONING CASE Z-2021-10700300 (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 6, Block 2, NCB 18412; Lot 6, Block 3, NCB 18412; Lots 5,7-17, Block 3, NCB 18413, Lots 11-13, Block 4, NCB 18414, located at 6202 Ahern Drive, 6202-6211, and 6219 Balcombe. Staff and Zoning Commission recommend Approval.

City Council A Session

Thu, Jan 27 9:00 AM

City Council A Session - Agenda Comments

33. Ordinance approving a 10-year term extension for the Midtown Tax Increment Reinvestment Zone; modifying the composition of the TIRZ Board of Directors; and, amending the TIRZ Project and Finance Plans. [Lori Houston, Assistant City Manager; Veronica R. Soto, Director, Neighborhood and Housing Services Department]

Mimi Quintanilla

January 27th 2022, 8:17 am

There is support for the 10 year extension of the Mid-Town TIRZ, but not for the restructure of the TIRZ Board so that it only includes city staff and park lessees while excluding diverse voices from the adjacent neighborhoods. Many constituents disagree with, and do not support the amendment and reprioritization of the project and finance plans. I urge each of you to support adding neighborhood representation on the Mid-Town TIRZ Board and amending the proposed ordinance to comply with the City's own adopted Principles of Public Participation. Thank you.

47. ZONING CASE Z-2021-10700313 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District and "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District on Lot P-8B, CB 5129, located at 5721 US Highway 87 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600108)

Daniel Hilscher

January 26th 2022, 12:54 pm

I am owner of property 5725 US Highway 87 East I am opposed to this rezoning initiative until all concerns are adequately addressed Opposition and concerns Per the site plan, purchaser, TTS plans to use shared gravel drive easement for access to East side of proposed facility. This easement is a gravel drive shared by myself, Skips Body Shop, and residential property owned by Mr W Fireworks. It is not intended for heavy freight traffic, nor does it provide adequate access for freight traffic to Highway 87. Access is a tight turning radius with no acceleration or deceleration lanes nor traffic control devices. Additionally, we need protections for water lines that run under this easement and provide water for Skips Body Shop, residential property owned by Mr. W Fireworks, as well as my house. Were a water line to break due to heavy traffic, we, the existing property owners would be at risk for cost of repairs as there would be no way to prove fault due to excessive weight exerted on the easement. During Zoning hearing December 2022, the site owner stated to the committee that the shared easement would not be used, but as can be seen in the site plan, the east easement is indeed intended for site access. The proposed rezoning site is 6 acres of Flood Plain, concerns have been expressed in previous public zoning hearings the impact site improvements will have to adequate drainage. Any leveling or elevation increase to the current landscape will not allow for drainage via existing low ground level runoff to Rosillo Creek that passes thru all affected properties. This property is recorded as flood plain by FEMA. We are asking that the rezoning be tabled until all of our concerns can be addressed. Summary of concerns Use of shared gravel easement for high volume heavy freight traffic Safe multidirectional access to and from US Highway 87 Impact of alterations to existing 100 year flood plain These concerns have also been expressed via email to Case Manager

60. ZONING CASE Z-2021-10700218 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, and "MF-25 MSAO-1 MLOD-1 MLR-1" Low-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-18 MSAO-1 MLOD-1 MLR-1" Limited-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "R-6 MSAO-1

MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 21.22 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA-2021-11600072)

Robert Renthall

January 25th 2022, 11:55 pm

Regarding ZONING CASE Z-2021-10700218, I oppose rezoning of the 21.22 acres in the 7000 block of Heuermann Road. For nearly 30 years I've lived on Heuermann Rd. just a short distance from the property being considered in this case. We've seen a lot of growth in our neighborhood recently, but our narrow country roads haven't been improved to keep up with the traffic. Please do not add to our traffic congestion by rezoning this property. Before we can safely have more development in this area, first we need to widen Heuermann Rd., and widen Milsa Rd. near Friedrich Wilderness Park, and widen Oak Drive near Bonnie Ellison Elementary School.

No agenda item selected

Daniel Hilscher

January 26th 2022, 12:56 pm

Per the site plan, purchaser, TTS plans to use shared gravel drive easement for access to East side of proposed facility. This easement is a gravel drive shared by myself, Skips Body Shop, and residential property owned by Mr W Fireworks. It is not intended for heavy freight traffic. Nor does it provide adequate access for freight traffic to Highway 87. Access is a tight turning radius with no acceleration or deceleration lanes nor traffic control devices. Additionally, we need protections for water lines that run under this easement and provide water for Skips Body Shop, residential property owned by Mr. W Fireworks, as well as my house. Were a water line to break due to heavy traffic, we, the existing property owners would be at risk for cost of repairs as there would be no way to prove fault due to excessive weight exerted on the easement. During Zoning hearing December 2022, the site owner stated to the committee that the shared easement would not be used, but as can be seen in the site plan, the east easement is indeed intended for site access. The proposed rezoning site is 6 acres of Flood Plain, concerns have been expressed in previous public zoning hearings the impact site improvements will have to adequate drainage. Any leveling or elevation increase to the current landscape will not allow for drainage via existing low ground level runoff to Rosillo Creek that passes thru all affected properties. This property is recorded as flood plain by FEMA. We are asking that the rezoning be tabled until all of our concerns can be addressed. Summary of concerns Use of shared gravel easement for high volume heavy freight traffic Safe access to and from State Highway 87 Impact of alterations to existing 100 year flood plain