

**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, November 4, 2021**

**9:00 AM**

**Municipal Plaza Building**

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:21 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

1. The Invocation was delivered by Pastor Will Bonds, Lead Pastor of the Vertical Church, guest of Councilmember Perry, District 10.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.

3. Approval of minutes from City Council Meetings of September 16, 2021, September 29, 2021, October 6, 2021, October 7, 2021, October 13, 2021, October 14, 2021, October 20, 2021, and October 21, 2021.

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

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

4. Councilmember Clayton H. Perry will be sworn-in as Mayor Pro-Tem, serving the term November 4, 2021, through January 13, 2022.

Interim City Clerk Debbie Racca-Sittre swore in Councilmember Perry as Mayor Pro-Tem for the term of November 4, 2021 through January 13, 2022.

### **POINT OF PERSONAL PRIVILEGE**

Councilmember Castillo provided background on the Chicano Movement and announced the 50th anniversary of the Texas Raza Unida Party which occurred on October 30, 2021. Mayor Nirenberg read a Proclamation in recognition of the anniversary. Mario Compean and Manuel Garza spoke regarding the history and significance of Texas Raza Unida Party.

Councilmember Perry provided a history of Veteran's Day, and recognized all Veterans in Military City USA, San Antonio, Texas. Councilmember Perry announced Veteran's Day events on November 11, 2021 in San Antonio and encouraged everyone to attend.

### **CONSENT AGENDA**

Mayor Nirenberg stated that Item 21 was pulled for individual consideration and Item 20 was pulled from the Agenda and would not be considered.

Mayor Nirenberg called upon individuals registered to speak on Consent Agenda Items.

Aaron Hendley spoke on behalf of Genesis Behavioral Health and its owner Dr. Ted Williams in opposition to Item 14 as he was concerned about losing on-street parking on Stonewall Hill and submitted documents into the record.

Ted Williams, a San Antonio Psychiatrist spoke regarding the work of his clinic and was opposed to Item 14, specifically the prohibition of on-street parking on Stonewall Hill and was opposed to adding bike lanes at the same location.

Kelly Hinojosa, Director of Operations and Finance for Genesis Behavioral Health, spoke in opposition to Item 14, specifically the prohibition of on-street parking on Stonewall Hill and stated that it would adversely impact their business.

Jack M. Finger spoke in opposition of Items 16 and 21.

Councilmember Cabello Havrda highlighted Item 22 noting that Tom Slick Park was widely used by the Council District 6 residents.

Councilmember Cabello Havrda highlighted Item 5 and recognized Presiding Judge Obledo who explained that the new payment kiosks for the San Antonio Municipal Court would benefit citizens and provide improved services. Councilmember Cabello Havrda added that the Library and Neighborhood & Housing Services Department would utilize the kiosks at their facilities.

Councilmember McKee-Rodriguez highlighted Item 23 and announced that he was pleased that the Sierra Club and the Greater Edwards Aquifer Authority supported the Municipal Settings Designation for the property at 4200 N. Pan Am Expressway.

Councilmember Viagran highlighted Item 16 and thanked Centro San Antonio and mentioned she was creating an arts committee.

Councilmember Viagran highlighted Item 18 and spoke in support of the item stressing the need to address food deserts and explained how the agreement with Baptist Temple Church would help residents of Council District 3 access healthy foods. Councilmember Viagran also mentioned the Healthy Corner Store Project.

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

#### **5. 2021-11-04-0817**

Ordinance approving a contract with AdComp Systems, Inc., for the purchase, configuration, implementation, training, and ongoing support of up to ten Citywide card present payment kiosks for the San Antonio Municipal Court, Neighborhood Housing Services Department and San Antonio Public Library for a total estimated cost of \$887,930.00. Funding for the initial purchase of five kiosks for Municipal Court in the amount of \$225,320.00 is available from the Smart Cities Projects with Smart Cities 2017 Tax Notes. Funding in the amount of \$21,000.00 for operating costs of the initial purchase is available from the FY 2022 General Fund budget. Subsequent funding for additional kiosks and future year maintenance and operating cost is contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

**6. 2021-11-04-0818**

Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,066,360.70, included in the respective department's FY 2022 Adopted Budget: (A) AWE Learning, Inc., for early literacy stations and peripheral support for the San Antonio Public Library; (B) Orange Boy, Inc., for subscription to the Savannah Intelligent Library Management platform; (C) HUB Parking Technology USA, Inc., for an amendment to the annual contract for the parking revenue control system; and (D) Cintas Corporation for an amendment to the annual contract for uniforms and accessories. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

**Capital Improvements**

**7. 2021-11-04-0819**

Ordinance approving a task order to the existing Interlocal Agreement with the San Antonio River Authority in the amount not to exceed \$1,500,000.00 for the design and construction services related to the San Antonio Zoo Well Replacement Project within Brackenridge Park. The total cost of replacement is \$4,000,000.00, which Bexar County will pay SARA directly \$2,500,000.00 [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

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

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

**8. 2021-11-04-0820**

Ordinance awarding the 2021-2022 Task Order Contract Pavement Preservation Package 7 Base Repair to J&P Paving Co., Inc. in an amount not to exceed \$1,287,577.20 with reimbursement from San Antonio Water System for necessary adjustments in an amount consistent to their existing infrastructure. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

**9. 2021-11-04-0821**

Ordinance awarding the 2022 Task Order Contract for Flatwork and Street Improvement Package 1 to San Antonio Concepts Construction, LLC in an amount not to exceed \$1,778,395.00 with reimbursement from San Antonio Water System in an amount consistent with necessary adjustments to their existing infrastructure. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

**10. 2021-11-04-0822**

Ordinance awarding the 2022 Task Order Contract Flatwork and Street Improvement Package 2 to San Antonio Concepts Construction, LLC in an amount not to exceed \$1,754,970.00 with reimbursement from San Antonio Water System for necessary adjustments to their existing infrastructure. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

**11. 2021-11-04-0823**

Ordinance awarding the 2022 Pavement Preservation Package 7 – Base Repair Task Order Contract to Clark Construction of Texas, Inc. in an amount not to exceed \$1,865,844.82 with reimbursement from San Antonio Water System for necessary adjustments in an amount consistent to their existing infrastructure. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

**12. 2021-11-04-0824**

Ordinance awarding the 2022-2023 TOC Flatwork and Street Improvements Package 1 to

Rucoba & Maya Construction, LLC in an amount not to exceed \$4,385,684.59 with reimbursement from San Antonio Water System for necessary adjustments in an amount consistent to their existing infrastructure. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

### **Grant Applications and Awards**

#### **13. 2021-11-04-0825**

Ordinance accepting \$ 55,698,383.00 in additional grant funds from Workforce Solutions Alamo, for a revised budget of \$133,050,623.00, which includes program income of \$500 and an in-kind match of \$3,622,287.00 for the period October 1, 2021 through September 30, 2022, for the purpose of managing the City's FY 2022 Child Care Services Program in the 13 county Alamo Workforce Development Area; also accepting Child Care Services Quality Initiative grant funds in the amount of \$1,104,874.00 for a revised budget of \$2,309,667.00; approving an additional personnel complement of 3 positions; and accepting up to 20% additional funding if awarded and matching funds are available in the city's budget. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

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

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

### **City Code Amendments**

#### **14. 2021-11-04-0826**

Ordinance amending Chapter 19 of the City Code to update Traffic Control Schedules of Devices, adding 219 locations where new installations of traffic control devices have occurred and removing 65 locations where devices have been altered or removed citywide and approving two new Traffic Control Schedules of Device Descriptions. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

## Miscellaneous

**15. 2021-11-04-0827**

Ordinance approving additional funding in an amount of \$400,000.00 for the West Cargo Rehabilitation Project, originally contracted at \$4,661,606.69, at the San Antonio International Airport. The funding provides for additional construction administration services, utility and infrastructure work and project contingency required to complete the project, approved as part of the 2010 Master Plan of the San Antonio International Airport. Funding is available in the FY 2022 Aviation Capital Budget. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

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

**16. 2021-11-04-0828**

Ordinance approving a Funding Agreement with Centro San Antonio in an amount up to \$100,000 for additional Travis Park programming and the Art Everywhere Initiative from the Houston Street TIRZ #9 Tax increment Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Jack M. Finger spoke in opposition of Item 16.

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

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

**17. 2021-11-04-0829**

Ordinance rescheduling the regularly scheduled City Council meetings in November and December 2021, and January 2022 in observance of Veteran's Day and the Winter Break. [Debbie Racca-Sittre, Interim City Clerk]

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

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

**18. 2021-11-04-0830**

Ordinance approving an agreement with Baptist Temple Church to provide equipment for the implementation of a community healthy food pantry as part of the San Antonio Metropolitan Health District's Healthy Neighborhoods program for a term beginning September 1, 2021 through August 31, 2022. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

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

**19. 2021-11-04-0831**

Ordinance approving a renewal and amendment to an agreement with Healthy Futures of Texas to continue Preconception Peer Education Programming services for the San Antonio Metropolitan Health District's Healthy Start program to extend and renew the term through August 31, 2022 and add the option to renew for one additional one-year term for a total amount of \$90,000.00, inclusive of renewals. Funding for the agreement is provided by the Healthy Texas Mothers and Babies Community Coalition Grant. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

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

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

**20. WITHDRAWN – Ordinance accepting up to \$2,400,000 from the Centers for Disease Control for the Community Health Workers for COVID Response and Resilient Communities Grant; approving associated contracts; ratifying amendments to agreements with the University of Texas Health Science Center at Houston (\$3,200,000) for COVID case investigation, contact tracing services and UTHSC-SA (\$558,912) for COVID variant testing; approving an agreement with the Jewish Family Service of San Antonio for \$1,358,190 for the Mobile Mental Wellness Collaborative; and approving a personnel complement of 30 positions. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]**

**21. 2021-11-04-0832**

Ordinance amending the Funding & Development Agreement between the City of San Antonio, Bexar County, the Alameda Theater Conservancy, and Texas Public Radio to include an additional \$7.4 million for construction of the final phase of the Alameda Theater Restoration project, to be funded by the Houston Street TIRZ; and amending the Chapter 380 Agreement to permit the use of previously committed operational funding through FY2023; extending the deadline for City fee waivers previously approved for the Alameda Theater Restoration project, estimated at \$70,000, until the conclusion of construction; and authorizing the City Manager or his designee to negotiate and execute an amendment to the Alameda Master Lease Agreement. [Lori Houston, Assistant



City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Veronica Garcia, Deputy Director for Neighborhood Housing Services Department presented history and details of the Alameda Theater Revitalization Project.

Mayor Nirenberg called upon individuals registered to speak on Item 21.

Pete Cortez, Chief Operating Officer for La Familia Cortez and member of the Board of Directors for the Alameda Theater Conservancy, spoke in support of Item 21 and provided a brief history of the Theater.

Eddie Romero, Chief Operating Officer for Centro San Antonio, spoke in favor of Item 21 and noted that the Alameda Theater was located within the Zona Cultural, a State of Texas designated Cultural District.

Jack M. Finger spoke in opposition to Item 21 citing the amount of funding spent on the project as a negative.

#### DISCUSSION:

Councilmembers Sandoval, Castillo, and McKee Rodriguez wanted to ensure that the Alameda Theater would be financially accessible to local San Antonio residents and that persons employed at the Theater would earn a living wage. Veronica Garcia confirmed that a living wage had been agreed upon by the Alameda Theater Conservancy Board of Directors.

Councilmembers Sandoval, Pelaez, Rocha Garcia, Castillo, McKee-Rodriguez, Courage, Bravo, Perry, and Viagran spoke in support of the Item.

Councilmember Rocha Garcia requested that the Alameda Theater Conservancy develop a 75<sup>th</sup> Anniversary program for 2024 that would be inclusive and would celebrate the City's senior residents who attended the Theater in its "Glory Days."

Councilmember Courage recognized the historical importance of the Alameda Theater and mentioned that the San Antonio Symphony was an institution that should also be supported financially.

Councilmember Perry asked for clarification of total City investment. Garcia reported that the total investment by the City since purchase of the building in 1994 was \$20.8 million. Garcia added that Bexar County invested \$16 million and Texas Public Radio invested \$5 million.

Councilmember Perry also questioned how the ongoing operations would be funded. Garcia replied that the Theater was expected to be self-sustaining but could apply for Arts Core Grant Funding in the future. Councilmember Perry suggested the City should not continue to own the Theater. Garcia recommended that City ownership continue to ensure that the vision could be met long term.

Councilmember Viagran expressed her excitement about the Public Art in the Alameda Theater and suggested that Bond funding could be used to provide more Public Art at the Theater.

Mayor Nirenberg spoke in support of the Item, noting the Alameda Theater was a jewel along the San Pedro Creek Culture Park.

Councilmember Sandoval moved to approve Item 21. Councilmember Bravo seconded the motion. The motion prevailed by the following vote:

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

**22. 2021-11-04-0833**

Ordinance approving a 1.209-acre sewer easement and a 0.464 acre water easement with Lennar Homes of Texas Land and Construction, LTD. on City of San Antonio property at Tom Slick Park, 7400 State Highway 151; and accepting \$94,300.00 from Lennar Homes of Texas Land and Construction, LTD. for improvements at Tom Slick Park. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

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

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

**23. 2021-11-04-0834**

Ordinance approving a Municipal Setting Designation prohibiting the use of designated groundwater beneath a tract of land containing 39.968-acres described in the application as the former KLN Steel Property located in and around 4200 N. Pan Am Expressway in San Antonio, Texas; and supporting certification of a Municipal Setting Designation by the Texas Commission on Environmental Quality at the request of Banco Popular, North America NA. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

**CITY MANGAER'S REPORT**

**24. City Manager's Report**

City Manager Walsh invited City Council to the annual employee service awards this Saturday at the San Antonio Zoo. He announced the UTSA vs. UTEP game at the Alamodome and invited all to support UTSA.

### **EXECUTIVE SESSION**

Mayor Nirenberg recessed the A Session Meeting to enter into Executive Session to discuss items carried forward from November 3, 2021 at 11:11 AM.

Mayor Nirenberg reconvened the meeting at 11:42 AM and stated that no action was taken during the Executive Session. Mayor Nirenberg closed the meeting at 11:42 AM

### **1:00 P.M. Time Certain Meeting Brief**

Mayor Nirenberg convened the meeting at 1:10 PM for Items 25 and 26.

Interim City Clerk Debbie Racca-Sittre conducted a Roll Call and noted that a quorum had been met. Councilmember Pelaez was not present for the meeting.

- 25. Briefing on Procurement Overview and Annual High Profile Forecast for Fiscal Year 2022 [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
- 26. Post-Solicitation Briefing for Hemisfair Civic Park (2017 Bond Project) [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

City Manager Erik Walsh introduced items 25 and 26 and stated these items would be briefed back to back and discussed together.

Mayor Nirenberg left the meeting at this time.

A briefing on the Procurement Overview and Annual High Profile Forecast for Fiscal Year 2022 was presented by Troy Elliott, Deputy Chief Financial Officer. Elliott explained that the purpose of the procurement forecast was to provide City Council with an opportunity to identify items which they would like to have more oversight through the Audit and Accountability Committee and/or City Council Briefing (B) Session throughout the Fiscal Year. Elliott described the components to be expected at the High Profile Briefings and provided an overview of procurement types as well as the rules and regulations pertaining to each type, preference programs and their applicability. Elliot listed all contracts on the forecast by Department.

### **DISCUSSION:**

Mayor Pro Tem Perry asked for clarification on the Small Business Economic Development Advocacy (SBEDA) Program scoring. Michael Sindon, Small Business Administrator with the Economic Development Department reviewed the program scoring and Hosseini mentioned that those not meeting the SBEDA subcontracting Goal could request a waiver.

Councilmember Viagran asked for the cost of tile on the sidewalks at Hemisfair Civic Park. Councilmember Viagran suggested that this could be a high cost.

Councilmember Viagran asked if additional items on the High Profile forecast could be brought before the full City Council at B Session and requested that the World Heritage Center and the Council District 3 Police Substation be brought to B Session and suggested more input from residents.

Councilmember Sandoval asked if the presentation on procurement types represented all types of solicitations within the City. Elliott responded that \$18-20 million was spent annually on small, informal procurement methods but the procurement types presented covered the rest.

Councilmember Sandoval asked what the limits were related to the criteria that could be considered in a Request for Competitive Sealed Proposals such as a vendor's participation in the City's ReWorks Program. Elliott stated that other criteria could be added on a case-by-case basis within the limitations provided under State Law. Councilmember Sandoval recommended the City include points for expertise and experience in Green Building when selecting architects, engineers, and construction contractors. Hosseini stated that points for Green Building were already included for professional services and discretionary type construction procurements such as Request for Competitive Sealed Proposals.

Councilmember Bravo asked why there was no local requirement for Veteran-owned businesses. Elliot responded that the program was intended to send a message that we were "Military City USA" and open to all Veterans.

Councilmember Bravo asked for a separate private meeting with Hosseini so he could provide clarification on the scoring on the Hemisfair Civic Park project.

Councilmember Rocha Garcia clarified that even if a member was not on the Audit Committee, they were welcome to ask the department questions or ask for a briefing. Councilmember Rocha Garcia asked for City staff to provide a high profile solicitation presentation at a B Session on the E-Ticketing Solution for Patrol Units. Councilmember Rocha Garcia expressed support for the Hemisfair Civic Park Project.

Councilmember Bravo requested that the Solar procurement item be brought before the City Council. Elliott stated that he would provide a briefing.

Councilmember Sandoval requested a B Session on the 2022 Bond mass selection process for Architects and Engineers.

Mayor Pro Tem Perry invited all Councilmembers to attend the Audit and Accountability Committee to learn more about the procurement process.

## **ZONING AGENDA ITEMS**

### **27. 2021-11-04-0835**

ALCOHOL VARIANCE # AV2021-011 (Council District 10): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at La Perla Sport Bar, LLC, applicant, on the west IRR 194.43 feet of Lot 46 and the east 105.72 feet of the south 180.52 feet of Lot 46, NCB 12116, located at 2635 Northeast Loop 410, for on-premise consumption within three-hundred (300) feet of Ignacio Felix Serna Elementary School, a public school institution, in the Northeast Independent School District.

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

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

### **28. CONTINUED**

ZONING CASE Z-2021-10700104 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 18 and Lot 19, Block 3, NCB 11954, located at 8320 Airport Boulevard and 8434 Airport Boulevard. Staff and Zoning Commission recommend Approval. (Continued from October 21, 2021)

Councilmember Bravo moved to Continue Item 28. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

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

### **29. POSTPONED**

PLAN AMENDMENT CASE PA-2021-11600025 (Council District 2): Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "High Density Residential" on Lot 11, 23 and 24, Block D, NCB 1160 and Lot 25, Block A, NCB 1155, generally located in the 300 block of Bee Street and Coleman Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700086)

**30. POSTPONED**

ZONING CASE Z-2021-10700086 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District and "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "IDZ-2 MLOD-3 MLR-2" Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for 18 dwelling units on Lot 11, Lots 23 and 24, Block D, NCB 1160 and Lot 25, Block A, NCB 1155, generally located in the 300 Block of Bee Street and Coleman Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600025)

**31. CONTINUED**

ZONING CASE Z-2021-10700114 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 MLOD-3 MLR-2 AHOD" Residential Single Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "MHC MLOD-3 MLR-2 AHOD" Manufactured Housing Conventional Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MHC AHOD" Manufactured Housing Conventional Airport Hazard Overlay District on 2.9479 acres out of NCB 12180, located at 4618 Webbles Street. Staff and Zoning Commission recommend Approval.

Councilmember McKee-Rodriguez moved to Continue Item 31. Councilmember Bravo seconded the motion. The motion prevailed by the following vote:

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

**Absent:** Nirenberg, Pelaez

**32. CONTINUED**

ZONING CASE Z-2021-10700217 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 9, Block 3, NCB 3393, located at 1431 East Crockett Street. Staff and Zoning Commission recommend Approval. (Continued from October 21, 2021)

Councilmember McKee-Rodriguez moved to Continue Item 32. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

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

**33. CONTINUED**

ZONING CASE Z-2021-10700226 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for a Learning Center to "RM-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Mixed Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District on Lot 10, Block 6, NCB 1307, located at 1711 Burleson Street. Staff and Zoning Commission recommend Approval.

Councilmember McKee-Rodriguez moved to Continue Item 33. Councilmember Bravo seconded the motion. The motion prevailed by the following vote:

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

**34. 2021-11-04-0836**

PLAN AMENDMENT PA-2021-11600075 (Council District 3): Ordinance amending the Brooks Area Regional Center, a Component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Mixed Use" to "Business/Innovation Mixed-Use" on 25.637 acres out of NCB 10879, generally located in the 8300 Block of Research Plaza. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700234)

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

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

**35. 2021-11-04-0837**

ZONING CASE Z-2021-10700234 (Council District 3): Ordinance amending the Zoning District Boundary from "MF33 AHOD" Multi Family Airport Hazard Overlay District to "I1 AHOD" General Industrial Airport Hazard Overlay District on 25.637 acres out of NCB 10879, generally located in the 8300 Block of Research Plaza. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA202111600075)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 25.637 acres out of NCB 10879. TO WIT: from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District.

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

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

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

**36.**

**2021-11-04-0838**

ZONING CASE Z-2021-10700221 (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-2 MLR-1 AHOD" Manufacturing Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 25, Block 2, NCB 15663, located at 5423 Gwenda Lea Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 25, Block 2, NCB 15663. TO WIT: from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-2 MLR-1 AHOD" Manufacturing Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

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

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

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

**37.**

**2021-11-04-0839**

ZONING CASE Z-2021-10700223 CD (Council District 4): Ordinance amending the Zoning



District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Office/Warehouse on Lot P-37, NCB 16001, generally located at 5800 Ray Ellison Boulevard. Staff and Zoning Commission recommend Approval, with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-37, NCB 16001. TO WIT: from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Office/Warehouse.

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

Councilmember Rocha Garcia moved to Approve Item 37 with Conditions. Councilmember Castillo seconded the motion. The motion prevailed by the following vote:

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

**Absent:** Nirenberg

**38. 2021-11-04-0840**

ZONING CASE Z-2021-10700225 CD (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 and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) with Outside Storage on the North 440 feet of Lot 10, the north 440 feet of Lot 11, the north 189.6 feet of the south 199.6 feet of Lot 12 and the north 250.4 feet of Lot 12, Block 4, NCB 8780, located at 3537 and 3523 Southwest Military Drive, and 1228 New Laredo Highway. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: north 440 feet of Lot 10, the north 440 feet of Lot 11, the north 189.6 feet of the south 199.6 feet and the north 250.4 feet of Lot 12, Block 4, NCB 8780. TO WIT: from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General

Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial District Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) and Muffler Sales and Installations.

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

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

**Aye:** Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage, Perry

**Absent:** Nirenberg

**Abstain:** McKee-Rodriguez

**39. 2021-11-04-0841**

ZONING CASE Z-2021-10700229 (Council District 5): Ordinance amending the Zoning District Boundary from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive 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 on 0.410 acres of NCB 9024, located at 4800 West Commerce Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.410 acres of NCB 9024. TO WIT: from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive 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. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

**Aye:** Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage, Perry

**Absent:** Nirenberg

**Abstain:** McKee-Rodriguez

**40. 2021-11-04-0842**

ZONING CASE Z-2021-10700222 CD (Council District 6): Ordinance amending the Zoning District Boundary from "MPCD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community

Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body – Repair on Lot 12, Block 8, NCB 15329, generally located in the 8000 Block of State Highway 151. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 12, Block 8, NCB 15329. TO WIT: from "MPCD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD GC-2 MLOD-2 MLR-1 AHOD" Master Planned Community Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Auto Paint And Body – Repair.  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

**41. 2021-11-04-0843**

PLAN AMENDMENT PA-2021-11600076 (Council District 6): Ordinance amending the Northwest Community Plan, a Component of the Comprehensive Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Community Commercial" on Lot 1, Block 17, NCB 18837, located at 10229 Culebra Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700233 CD).

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

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

**42. 2021-11-04-0844**

ZONING CASE Z-2021-10700233 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-2" Commercial District and "C-3 CD" General Commercial District

with Conditional Use for a Contractor's Yard with Outside Storage to "C-2 CD" Commercial District with Conditional Use for Auto Paint & Body (Repair with outside storage of vehicle and parts, Screened from view adjacent property & Right of Way) on Lot 1, Block 17, NCB 18837, located at 10229 Culebra Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600076)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1, Block 17, NCB 18837. TO WIT: from "C-2" Commercial District and "C-3 CD" General Commercial District with Conditional Use for a Contractor's Yard with Outside Storage to "C-2 CD" Commercial District with Conditional Use for Auto Paint & Body (Repair with outside storage of vehicle and parts, Screened from view adjacent property & Right of Way)

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

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

**Aye:** Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage, Perry

**Absent:** Nirenberg

**Abstain:** McKee-Rodriguez

**43. 2021-11-04-0845**

ZONING CASE Z-2021-10700235 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor District to "MF-33 GC-2" Multi-Family Highway 151 Gateway Corridor District on 4.0 acres of NCB 17642, located generally in the 12000 Block of State Highway 151. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 4.0 acres of NCB 17642. TO WIT: from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor District to "MF-33 GC-2" Multi-Family Highway 151 Gateway Corridor District.

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

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

**Aye:** Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage, Perry

**Absent:** Nirenberg  
**Abstain:** McKee-Rodriguez

**44. 2021-11-04-0846**

ZONING CASE Z-2021-10700230 (Council District 7): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 2, Block 5, NCB 18575, located at 7860 Mainland Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, Block 5, NCB 18575. TO WIT: from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District.

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

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

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

**45. 2021-11-04-0847**

ZONING CASE Z-2020-10700015 (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District to "BP MLOD-1 MLR-2 AHOD" Business Park Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District and "BP AHOD" Business Park Airport Hazard Overlay District on 54.564 acres out of NCB 12059, generally located in the 12000 block of West Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 54.564 acres out of NCB 12059. TO WIT: from "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay District Military Lighting

Region 2 Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District to "BP MLOD-1 MLR-2 AHOD" Business Park Camp Bullis Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District and "BP AHOD" Business Park Airport Hazard Overlay District.

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

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

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

**46. 2021-11-04-0848**

ZONING CASE Z-2021-10700129 ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "C-3R AHOD ERZD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay Edwards Recharge Zone District and "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay Edwards Recharge Zone District and "MF-18 AHOD ERZD" Limited Density Multi-Family Airport Hazard Overlay District on 4.73 acres out of NCB 17726, generally located in the 5000 Block of North Loop 1604 East. Staff and Zoning Commission recommend Approval. (Continued from October 21, 2021)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 4.73 acres out of NCB 17726. TO WIT: from "C-3R AHOD ERZD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay Edwards Recharge Zone District to "MF-18 AHOD ERZD" Limited Density Multi-Family Airport Hazard Overlay Edwards Recharge Zone District.

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

Councilmember Cabello Havrda moved to Approve with Conditions. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

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

**47. 2021-11-04-0849**

ZONING CASE Z202110700150 (Council District 10): Ordinance amending the Zoning District

boundary from "C3 IH1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C3 AHOD" General Commercial Airport Hazard Overlay District to "MF33 IH1 AHOD" Multifamily Northeast Gateway Corridor Airport Hazard Overlay District and "MF33 AHOD" Multi Family Airport Hazard Overlay District on 25.627 acres out of NCB 14049, located at 12765 North Interstate 35. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 25.627 acres out of NCB 14049. TO WIT: from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 IH-1 AHOD" Multifamily Northeast Gateway Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District.

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

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

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

**48. CONTINUED**

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

Councilmember Cabello Havrda moved to Continue Item 48. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

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

**49. CONTINUED**

ZONING CASE Z-2021-10700227 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "MF-

33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600074)

Councilmember Cabello Havrda moved to Continue Item 49. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

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

**Absent:** Nirenberg

**50. 2021-11-04-0850**

PLAN AMENDMENT PA202111600079 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Mixed Use" to "Public/Institutional" on 13.843 acres out of NCB 14945, located at 10440 Wurzbach Parkway. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2021107239)

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

**Aye:** Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage, Perry

**Absent:** Nirenberg

**Abstain:** McKee-Rodriguez

**51. 2021-11-04-0851**

ZONING CASE Z-2021-10700239 (Council District 10): Ordinance amending the Zoning District Boundary from "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Manufacturing of Cement to "ED AHOD" Entertainment Airport Hazard Overlay District on 13.843 acres out of NCB 14945, located at 10440 Wurzbach Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600079)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 13.843 acres out of NCB 14945. TO WIT: from "I-2 S AHOD" Heavy industrial Airport Hazard Overlay District with Specific Use Authorization for Manufacturing of Cement to "ED AHOD" Entertainment Airport Hazard Overlay District.

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



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

**Aye:** Bravo, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Sandoval, Courage, Perry

**Absent:** Nirenberg

**Abstain:** McKee-Rodriguez

### **ADJOURNMENT**

There being no further discussion, Mayor Pro-Tem Perry adjourned the meeting at 2:34 PM.

**Approved**

\_\_\_\_\_  
**Ron Nirenberg**  
**Mayor**

Attest: \_\_\_\_\_  
**Debbie Racca-Sittre**  
**Interim City Clerk**