

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



**Meeting Minutes  
City Council A Session**

City Hall Complex  
San Antonio, Texas 78205

**2021 – 2023 Council Members**

Mayor Ron Nirenberg

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

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**Thursday, December 2, 2021**

**9:00 AM**

**Municipal Plaza Building**

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The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:20 AM. Interim City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

**PRESENT:** 10 - Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello Havrda, Pelaez, Courage, Perry

**ABSENT:** 1 - Sandoval

1. The Invocation was delivered by Rabi Block, Executive Director and Spiritual Leader for the Chabad Center for Jewish Life and Learning, guest of Mayor Nirenberg.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.

3. Approval of minutes for the City Council meetings of November 10, 2021.

Councilmember Pelaez moved to Approve the City Council Meeting minute of November 10, 2021. Councilmember Cabello Havrda seconded the motion. The motion prevailed by the following vote:

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

**Absent:** Sandoval

**POINT OF PERSONAL PRIVILEGE**

Mayor Nirenberg introduced and welcomed Czech Republic Ambassador to the United States Hynek Kmoníček who was visiting San Antonio and presented him with the Honor of Alcalde.

Councilmember Viagran recognized the 27<sup>th</sup> annual Mariachi Vargas Extravaganza Festival, thanked the sponsors, congratulated all of the competitors and introduced Cynthia Munoz, Festival organizer. Munoz invited everyone to attend the Festival and introduced Mariachis from Olla de Las Vegas High School who performed a short song.

Councilmember Pelaez thanked the Mariachis for attending and recognized Dr. Francine Romero's last day as the Council District 8 Zoning Commissioner as well as her work on other City Advisory Boards.

Councilmember Cabello Havrda recognized the Czech Ambassador and thanked him for coming.

Councilmember Bravo announced that Council District 1 was hosting a Coat Drive benefitting Corazon Ministries and Roy Maas Youth Centers. Gavin Ross from Corazon Ministries and Blair Thompson from Roy Maas Youth Centers both thanked the Councilmember for hosting the Coat Drive.

Councilmember McKee-Rodriguez announced the theme of the 2022 MLK March "Free to Be" and invited students to participate in the art contest. Councilmember McKee-Rodriguez announced a Coat and Toy Drive for Council District 2.

**CONSENT AGENDA**

Mayor Nirenberg stated that Items 25, 33, 39 and 40 were pulled for individual consideration and that Item 24 was pulled from the Agenda and would not be considered.

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

Peter Onofre spoke in support of Item 34.

Councilmember Cabello Havrda highlighted and expressed support for Items 12, 13, 14, 21, 22 and 23.

Councilmember Viagran highlighted and expressed support for Item 28.

Councilmember Rocha Garcia highlighted and expressed support for Item 34.

Councilmember Castillo highlighted and expressed support for Council District 5 appointments in Items 17 and 23.

Councilmember Perry highlighted and expressed support for Council District 10 appointments in Items 18, 21 and 23.

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

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

**Absent:** Sandoval

**4. 2021-12-02-0899**

Ordinance approving a contract with Siddons Martin Emergency Group, LLC, to provide the San Antonio Fire Department with one replacement Pierce Velocity heavy duty rescue truck for a total cost of \$1,291,726.00. Funding is available from the FY 2022 Equipment Renewal and Replacement Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

**Absent:** Sandoval

**5. 2021-12-02-0900**

Ordinance approving a contract with Siddons Martin Emergency Group, LLC, to provide 13 replacement foam pumper trucks for the San Antonio Fire Department for a total cost of \$11,225,667.00. Funding is available from the FY 2022 Equipment Renewal and Replacement Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

**Absent:** Sandoval

**6. 2021-12-02-0901**

Ordinance approving a contract with Mac Haik Dodge Chrysler Jeep Ram, Ltd., to provide the Fire Department Emergency Medical Services Division with ten replacement ambulances for a total cost of \$3,186,558.00. Funding is available from the FY 2022 Equipment Renewal and Replacement Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

**Absent:** Sandoval

**7. 2021-12-02-0902**

Ordinance approving a contract with D.H. Pace Company, Inc., for scheduled preventive maintenance and repair services on manual and automatic overhead garage doors at various City facilities for the Building and Equipment Services Department for an estimated annual cost of \$40,200.00, beginning upon award through December 31, 2024, with the option to renew for two additional, one-year periods. Funding is available from the FY 2022 Facility Services Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

**Absent:** Sandoval

**8. 2021-12-02-0903**

Ordinance approving a contract with BFI Waste Systems of Texas, LP, dba Republic Services of San Antonio, to provide commercial garbage collection, disposal and recycling services for City of San Antonio municipal facilities for an estimated annual cost of \$900,000, beginning December 1, 2021 through November 30, 2024 with two, one-year options to renew. Funding for this contract has been appropriated in impacted Departments' FY 2022 budget; funding for subsequent years is contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

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

**Absent:** Sandoval

**9. 2021-12-02-0904**

Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$842,000.00, included in the respective department's FY 2022 Adopted Budget: (A) B2B Supplies USA, LLC, dba Printing Supplies USA, LLC, Zapopan Business Group, LLC, dba World Wide Imaging Supplies, and Central Jersey Office Equipment for ink and toner cartridges; (B) Wagner Automation, Inc., for automatic gate access system installation, preventive maintenance and repairs for the San Antonio Airport System; and (C) SAT Radio Communications, LTD., dba Industrial Communications, for installations, removals and repair of emergency vehicle equipment for SAFD and the Aviation Department. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

**Absent:** Sandoval

**10. 2021-12-02-0905**

Ordinance approving a task order to a Job Order Contract with Con-Cor, Inc. in the amount of \$108,492.48 for the Tobin Branch Library Improvements Project. Funds are available from previously issued Tax Notes and Operating funds included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

**Absent:** Sandoval

**11. 2021-12-02-0906**

Ordinance authorizing the submission of an application for and acceptance upon award of up to \$2,051,128 in Community Services Block Grant funds from the Texas Department of Housing and Community Affairs for the period January 1, 2022 through December 31, 2022; and authorizing a

budget and personnel complement. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

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

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

**Absent:** Sandoval

**12. 2021-12-02-0907**

Ordinance approving the acceptance of grant funds in an amount up to \$345,702.00 from the U.S. Department of Justice to support the Child Welfare Strategic Alliance Program and authorizing an inter-local agreement with Bexar County regarding the distribution of grant funds and the designation of Bexar County as the grant fiscal agent. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

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

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

**Absent:** Sandoval

**13. 2021-12-02-0908**

Ordinance authorizing the acceptance of a DWI enforcement grant titled Impaired Driving Mobilization for \$50,000 from the Texas Department of Transportation. The DWI traffic enforcement grant is for the period of October 1, 2021 through September 30, 2022. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

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

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

**Absent:** Sandoval

**14. 2021-12-02-0909**

Ordinance accepting grant funds in an amount up to \$200,000.00 from the Office of the Governor, Public Safety Office, Criminal Justice Division for the TK21-FY21 DNA Testing Grant Program.

[María Villagómez, Deputy City Manager; William P. McManus, Chief, Police]

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

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

**Absent:** Sandoval

**15. 2021-12-02-0910**

Ordinance amending Chapter 34 of the Municipal Code and Ordinances No. 96794 and No. 100588 to increase the Chilled Water demand charge rates for the Downtown and Port San Antonio (Port SA) chilled water systems by 10% to improve the financial condition of the Chilled Water System; effective for consumption on or about January 1, 2022; Add a fee for the recovery of the capital costs related to the construction of main extensions and the installation of heat exchangers to serve new customers; and Repeal obsolete rate provisions in the ordinances. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

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

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

**Absent:** Sandoval

**16. 2021-12-02-0911**

Ordinance appointing Dr. Carol Harle (District 8) to the SA2020 Commission on Education and waiving the term limit requirement for the remainder of an unexpired term ending May 31, 2023 [Debbie Racca-Sittre, Interim City Clerk]

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

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

**Absent:** Sandoval

**17. 2021-12-02-0912**

Ordinance appointing Kayla Miranda (District 5), to the Building Standards Board and waiving the General Contractor - Adaptive Reuse experience category for the remainder of an unexpired term ending May 31, 2023 [Debbie Racca-Sittre, Interim City Clerk]

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

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

**Absent:** Sandoval

**18. 2021-12-02-0913**

Ordinance appointing Joel Solis (District 10) to the Building Standards Board and waiving the Engineer - Adaptive Reuse Experience category for the remainder of an unexpired term ending May 31, 2023 [Debbie Racca-Sittre, Interim City Clerk]

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

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

**Absent:** Sandoval

**19. Appointing David Walter (District 8) to the SA Climate Ready Technical and Community Advisory Committee as the Energy Industry Representative for the remainder of an unexpired term ending May 31, 2023. [Debbie Racca-Sittre, Interim City Clerk]**

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

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

**Absent:** Sandoval

**20. Approving the following Appointments to the Municipal Civil Service Commission for the remainder of an unexpired term of office to expire on May 31, 2023 [Debbie Racca-Sittre, Interim City Clerk] Appointing Celso Guzman, Commissioner; and reappointing Joseph Tartell, Chair; Brenda Wingert, Commissioner; and Valerie Sprague, Alternate Commissioner**

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

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



**Absent:** Sandoval

21. Approving the following appointments to the Airport Advisory Commission for the remainder of unexpired terms of office ending as stated below [Debbie Racca-Sittre, Interim City Clerk]
- A. Airport Business - Lessee Category: Reappointing Ed Onwe for a term expiring on March 18, 2023
  - B. Alamo Area Council of Governments (AACOG) Category: Reappointing Diane Rath for a term expiring on March 18, 2023
  - C. Aviation Industry Category: Reappointing Mark Fessler for a term expiring on March 18, 2022; Reappointing Aurelina Prado and Charnelle Chin for a term expiring on March 18, 2023
  - D. Business Community Category: Appointing Matthew Starr for a term expiring on March 18, 2022; Reappointing Francisco Cruz and Marsha Hendler for a term expiring on March 18, 2023
  - E. Community Category: Appointing Rogers Dillard and William Pat Garrison, and reappointing Deborah Omowale Jarmon for a term expiring on March 18, 2022; Appointing Ronnell Bright, Rami Motawea, and Amy Shaw for a term expiring on March 18, 2023
  - E. Federal Aviation Administration Category: Reappointing Earl Jackson Jr. for a term expiring on March 18, 2022
  - F. Ground Transportation Category: Reappointing John Grisell for a term expiring on March 18, 2022
  - G. Travel and Tourism Category: Appointing Jonathan Salter for a term expiring on March 18, 2022; Reappointing Marco Barros for a term expiring on March 18, 2023

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

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

**Absent:** Sandoval

22. Approving the following Board, Commission and Committee appointments for the remainder of an unexpired term of office to expire on May 31, 2023 or as otherwise stated below [Debbie Racca-Sittre, Interim City Clerk]
- A. Reappointing Michael Hogan (District 6) to the Capital Improvements Advisory Committee
  - B. Appointing Edward Fears (District 3) to the City Commission on Veterans Affairs
  - C. Reappointing Gabriel Quintero Velasquez (District 3) to the Historic Review and Design Commission
  - D. Reappointing Randall Preissig (District 4) to the Linear Creekway Parks Advisory Board
  - E. Reappointing Leticia Gonzalez (District 6) and Suzanne Hernandez (District 9) to the Mayor's Commission on the Status of Women
  - F. Reappointing Andrea Sanchez-Muniz (District 4) to the San Antonio Public Library Board of Trustees for a term of office to expire on September 30, 2022
  - G. Appointing Yasmeen Diop (District 3) to the San Antonio Youth Commission

- H. Appointing Rick Tamfu (District 6) to the Small Business Advisory Commission
- I. Reappointing Angela Gonzales (District 6) to the Small Business Economic Development Advocacy Committee
- J. Appointing Javier Tristan (District 8) to the Transportation Advisory Board

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

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

**Absent:** Sandoval

23. Approving the following Board, Commission and Committee appointments for the remainder of an unexpired term of office to expire on May 31, 2023 or as otherwise stated below [Debbie Racca-Sittre, Interim City Clerk]
- A. Appointing Ann Marie Schroeder (District 10) to the Affirmative Action Advisory Committee
  - B. Appointing Isela Uribe Martin (Mayoral) to the City of San Antonio Higher Education Student Advisory Board
  - C. Reappointing Kelly Rasti (District 6) to the SA2020 Commission on Strengthening Family Well-Being
  - D. Appointing Julia Doski (Mayoral) and Graciela Joaquin (District 4) to the San Antonio Youth Commission
  - E. Appointing Osvaldo Ortiz (District 8) to the Zoning Commission
  - F. Appointing Sofia Lopez (District 5) to the Tax Increment Reinvestment Zone No. 30 Westside

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

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

**Absent:** Sandoval

24. **PULLED**

Ordinance authorizing amendments for Professional Services Agreements with Reynolds, Smith & Hills, Inc., Jacobs Engineering Group Inc., Atkins North America Inc. to continue providing on-call general engineering consulting services for the San Antonio Airport System. Each agreement will increase the contract value in the amount of \$3,300,000.00 to provide engineering, design and consulting services for approved capital projects in the FY 2022 Capital Improvement Budget. Projects assigned under these agreements through on-call task orders basis and are not a guarantee of work. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

25. **2021-12-02-0914**

Ordinance extending the Professional Services Agreement with Host Compliance LLC, for the  
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monitoring, compliance and collection of hotel occupancy taxes for short term rentals, for a one year term beginning December 21, 2021 and ending December 20, 2022. The estimated contract value is \$247,394.00. Funding is available in the FY 2022 Adopted Budget in the Hotel Occupancy Tax fund. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Councilmember Courage asked about the services that would be provided by Host Compliance LLC. Troy Elliott, Deputy Chief Financial Officer, explained that the company provided monitoring of short-term rental online platforms and ensured compliance with regulations, and collected the required associated taxes. Councilmember Courage asked for a list of short-term rentals by Council District, which Elliott said he would provide. Councilmember Courage also asked for information on the number of associated permits and how many permits had been revoked. Michael Shannon, Director of Development Services Department, stated that he would provide the reports.

Councilmember Perry requested the metrics associated with the contract which Elliott said he would provide.

Councilmember Bravo asked about the mechanism for collecting associated taxes and suggested the City let Airbnb collect the taxes instead of having a separate compliance contract. Elliott explained that Host Compliance LLC had specialized software and experienced to do the needed work and that their compliance also included permits, which Airbnb did not do. Councilmember Bravo requested a meeting to discuss the issue further. City Manager Erik Walsh noted that there had been issues in other locations that allowed for self-reporting.

Councilmember Viagran supported the Item but asked if future Unified Development Code (UDC) Amendments could impact this contract. Shannon explained that this contract was only for one year and would not be impacted by UDC Amendments.

Councilmember Courage moved to approve Item 25. Councilmember Viagran seconded the motion. The motion carried by the following vote:

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

**Absent:** Sandoval

**26. 2021-12-02-0915**

Ordinance approving the issuance by the San Antonio Housing Trust Finance Corporation of its “Multifamily Housing Revenue Bonds (The Arbors at West Avenue Apartments) Series 2021” (the “Bonds”) for purposes of Section 147 (f) of the Internal Revenue Code and in order to comply with the San Antonio Housing Trust Finance Corporation’s organizational documents [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

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

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

**Absent:** Sandoval

**27. 2021-12-02-0916**

Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Senior Bonds (Lofts at Creekview) Series 2021-A” and its “Subordinate Bonds (Lofts at Creekview) Series 2021-B” (the “Bonds”) and in order to comply with the San Antonio Housing Trust Public Facility Corporation’s organizational documents and Section 303 of the Texas Local Government Code [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

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

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

**Absent:** Sandoval

**28. 2021-12-02-0917**

Ordinance approving a professional services contract with BCFS Health and Human Services, Emergency Management Division not to exceed \$185,264.10, to provide consulting services regarding emergency planning and response inclusion for people with disabilities and other access and functional needs to the San Antonio Office of Emergency Management. The contract is effective December 3rd, 2021, to September 30th, 2022, and is funded in the City’s FY 2022 General Fund Budget. [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

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

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

**Absent:** Sandoval

**29. 2021-12-02-0918**

Ordinance awarding up to \$275,000.00 in HOME Investment Partnerships Program (HOME) funding to Community Housing Development Organizations. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

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

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

**Absent:** Sandoval

**30. 2021-12-02-0919**

Ordinance approving a Sports License Agreement with Gold Medal Athletics for operations, maintenance, and programming of a designated sports field at Stinson Park. There is no fiscal impact associated with this ordinance. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

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

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

**Absent:** Sandoval

**31. 2021-12-02-0920**

Ordinance approving a Sports License Agreement with Pop Warner Southside Little Cowboys for operations, maintenance, and programming of a designated sports field at Stinson Park. There is no fiscal impact associated with this ordinance. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

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

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

**Absent:** Sandoval

**32. 2021-12-02-0921**

Ordinance approving the Parks and Recreation Department to execute a Sports License Agreement with Prospect Hill Yellow Jackets Athletic Club for operations, maintenance, and programming of designated sports fields at Rosedale Park in Council District 5. There is no fiscal impact associated with this ordinance. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

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

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

**Absent:** Sandoval

**33. 2021-12-02-0922**

Ordinance approving a Sports License Agreement with Towne & Country Optimist Little League, Inc. for operations, maintenance, and programming of designated sports fields at Olmos Basin Park in Council District 1. There is no fiscal impact associated with this ordinance. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Councilmember Bravo requested a larger discussion of Sports License Agreements with the Parks & Recreation Department and expressed concern that these leased spaces were closed to the public when not in use. Homer Garcia, Director, Parks & Recreation Department, explained that Olmos Basin Park had a fenced ball field area and that the fields were accessible so long as they were coordinated with the Licensee. Councilmember Bravo requested more conversation about making the space more accessible because the fences and locked gates deterred residents from using the park.

Councilmember Courage asked about the terms of the Sports License Agreements which were explained by Garcia. Councilmember Courage recommended more “City Days” be incorporated into the Agreements to allow for more public use of the ball fields.

Councilmember Perry recommended benchmarking with other cities and requested a meeting to discuss these types of agreements.

Councilmember Viagran thanked Councilmember Bravo for bringing up this Item and supported the larger discussion on use of parks as well as the cost to maintain those spaces.

Councilmember Viagran asked that the requested conversations be moved to the Community, Health, Environment and Culture Committee.

Councilmember Bravo moved to approve Item 33. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**Absent:** Sandoval, Pelaez

**34. 2021-12-02-0923**

Ordinance adopting the Port San Antonio Area Regional Center Plan as a component of the Comprehensive Master Plan of the City, for a 19-square mile area generally bound by US Highway 90 to the north; Frio City Road, Quintana Road, Railroad Right-of-Way, New Laredo Highway, Fay Avenue, Lester, and Quintana Road to the east; Southwest Military Drive, Old Pearsall Road, and Nelson Road/City Limit Line to the south; and City Limit Line abutting Lackland Air Force Base Annex, Covell Road, and Ray Ellison Boulevard/City Limit Line to the west; save and except Lackland Air Force Base. [Roderick Sanchez, Assistant City Manager;

Bridgett White, Director, Planning]

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

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

**Absent:** Sandoval

**35. 2021-12-02-0924**

Ordinance approving three professional services agreements with Facility Programming and Consulting, Broadus & Associates and WestEast Design Group for as-needed facility programming services related to construction projects citywide. Each agreement is for an initial term of one year with an option to renew each agreement for up to three additional one-year extensions at the City's discretion in an amount of \$200,000.00 per contract term for a total amount of \$800,000.00 per contract. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

**Absent:** Sandoval

**36. 2021-12-02-0925**

Ordinance approving four Professional Services Agreements with Intelligent Engineering Services, LLP, Unitech Consulting Engineers, Inc., Halff Associates, Inc. and RSCR, Inc. for as-needed structural engineering services related to construction projects citywide. Each agreement is for an initial term of one year with an option to renew each agreement three additional one-year extensions at the City's discretion in an amount of \$300,000.00 per contract term for a total amount of \$1,200,000.00 per contract. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

**Absent:** Sandoval

37.

**2021-12-02-0926**

Ordinance approving a Funding Agreement with the United States Department of Veteran Affairs accepting funds in an amount not to exceed \$50,000.00 for design and construction oversight of the Ft. Sam Houston Veteran Administration Roadway Extension; and approving the appropriation of these funds from the VA to the Fort Sam ISD New Roadway (Winans Road to Rittiman Road) Project that is within the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

**Absent:** Sandoval

38.

**2021-12-02-0927**

Ordinance approving a Funding Agreement between the City of San Antonio and the Medical Center Alliance (MCA) to reimburse MCA in an amount not to exceed \$976,154.00 for related expenses associated with the Green Street Phase II Hamilton Wolfe Cycle Track Project located in Council District 8. Funds are available from previously authorized General Obligation Bond Program funds 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 Viagran moved to Approve on the Consent Agenda. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

**Absent:** Sandoval

39.

**CONTINUED**

Ordinance extending the City limits by full purpose annexation of approximately 439.01 acres of land, as consented to by the property owners, pursuant to the terms of development agreements with the City, which are contiguous to the city limits and located within the City of San Antonio's Extraterritorial Jurisdiction in east and south Bexar County, and establishing an effective date of December 31, 2021, near City Council Districts 2 and 4. [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

Councilmember Rocha Garcia moved to Continue Items 39 and 40. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:



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

**Absent:** Sandoval, Pelaez

**40.**

**CONTINUED**

ZONING CASE #Z2021-10700278 (Council Districts 2 & 4): Assigning zoning to property, annexed pursuant to agenda item above, generally bound by Southwest Loop 410 to the north, Applewhite Road to the east, South Loop 1604 to the south, and Somerset Road to the west, as well as property generally bound by IH-10 East to the north, North Graytown Road and Pfeil Road to the east, Green Road to the south, and East Loop 1604 N to the west, all currently located Outside the City Limits, by applying zoning overlay districts “AHOD” Airport Hazard Overlay District, “MLOD-2” Lackland Military Lighting Overlay District, and “MLR-2” Lackland Military Lighting Region-2 as applicable, and applying “FR” Farm and Ranch District on P-11, P-11F, P-12C (14.0 AC), P-29A, P-29B (NON ADJ REMAINS), P-29D, and P-30 (54.91 AC), CB 4204; applying “MI-1” Mixed Light Industrial on P-36F ABS 12, CB 4295; P-2D ABS 169 6.318, CB 4187; P-2M ABS 168 17.659, CB 4188; and applying “R-20” Residential Single-Family District on P-12C ABS 828 and P-19 ABS 828 FORMERLY P-12, CB 5083. Staff and Zoning Commission recommend approval.

Councilmember Rocha Garcia moved to Continue Items 39 and 40. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

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

**Absent:** Sandoval, Pelaez

**CITY MANAGER’S REPORT**

**41. City Manager’s Report**

City Manager Walsh announced that Chief Diplomacy & Protocol Officer / Head of the Global Engagement Office Shahrazad “Sherry” Dowlatshahi had received a special recognition from the King of Spain. Mayor Nirenberg, Councilmembers Courage, Viagran, Pelaez, Perry, and Rocha Garcia congratulated Dowlatshahi and thanked her and her team for their work.

City Manager Walsh recognized First Assistant City Attorney Liz Provencio for receiving the Legal Professional Award for 2021 from the Mexican American Bar Association San Antonio.

City Manager Walsh played an Employee Spotlight Video showcasing the work of horticulture staff on the Riverwalk featuring Center City and Downtown Operations Department employees Juan Guerra and Joe Cruz.

Councilmember Rocha Garcia announced that a UTSA pep rally would be held today.

Councilmember Courage announced District 9 would be entering 9 days of giving from December 9-17 working with non-profits and donating blood.

### **EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting at 10:55 AM to enter into Executive Session to discuss Items carried forward from the B Session meeting.

Mayor Nirenberg reconvened the meeting at 2:08 PM and stated that no action had been taken during the Executive Session and the City Council would now address Zoning Agenda Items.

### **ZONING ITEMS**

Mayor Nirenberg stated that Items 44, 45, 46, 50, 51, 52, 53, 54, 55, 57, 58, 60 and 61 would be considered individually and that Items 48 and 62 had been pulled and would not be considered.

Mayor Nirenberg called on individuals registered to speak on Zoning Consent Items.

Jack Finger spoke in opposition to Item 47.

Councilmember McKee-Rodriguez noted that he had a community meeting on Item 47 and had made necessary changes.

Councilmember Perry offered into the record exhibits for Items 63, 64, 65 and 66.

#### **42. 2021-12-02-0928**

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 November 4, 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: Lot 18 and Lot 19, Block 3, NCB 11954. TO WIT: 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.  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda 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, Pelaez, Courage, Perry

**Absent:** Sandoval

**43. 2021-12-02-0929**

ZONING CASE Z-2021-10700264 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 UC-4 AHOD" Limited Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for a Professional Office and two (2) dwelling units and "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Professional Office and two (2) dwelling units on Lot 6, Block 3, NCB 829, located at 820 East Euclid Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 6, Block 3, NCB 829. TO WIT: from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 UC-4 AHOD" Limited Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for a Professional Office and two (2) dwelling units and "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Professional Office and two (2) dwelling units.

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

Councilmember Cabello Havrda 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, Pelaez, Courage, Perry

**Absent:** Sandoval

**44. 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. (Continued from November 4, 2021)

Councilmember McKee-Rodriguez announced a community meeting to be held on Monday, December 13, 2021 at the Claude Black Community Center and moved to continue the item to the December 16, 2021.

Mayor Nirenberg called on individuals registered to speak on Item 44.

Jack M. Finger spoke in opposition to Item 44.

Councilmember McKee-Rodriguez moved to Continue Item 44 until December 16, 2021.

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

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

**Absent:** Sandoval

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

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

**Absent:** Sandoval

**46. 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 November 4, 2021)

Councilmember McKee-Rodriguez moved to Continue Item 46. Councilmember Castillo seconded the motion. The motion carried by the following vote:

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

**Absent:** Sandoval

**47. 2021-12-02-0930**

ZONING CASE Z-2021-10700200 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District with a Conditional Use for a Parking Lot on the west 64.66 feet of the east 104.6 feet of Lot 9, and the east 99.78 feet of the west 104.18 feet of Lot 9, Block 17, NCB 568, located at 103 Brown Street and 1403 East Houston 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: west 64.66 feet of the east 104.6 feet of Lot 9, and the east 99.78 feet of the west 104.18 feet of Lot 9, Block 17, NCB 568. TO WIT: from "RM-4 H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District with a Conditional Use for a Parking Lot.

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

Councilmember Cabello Havrda 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, Pelaez, Courage, Perry

**Absent:** Sandoval

**48. POSTPONED**

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. (Continued from November 4, 2021)

**49. 2021-12-02-0931**

ZONING CASE Z-2021-10700262 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 NA MLOD-3 MLR-2 AHOD" Commercial Nonalcoholic Sales Martindale Army Air Field Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 25, Block 5, NCB 6339, located at 2200 East Houston 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 5, NCB 6339. TO WIT: from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 NA MLOD-3 MLR-2 AHOD" Commercial Nonalcoholic Sales Martindale Army Air Field Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field 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 Cabello Havrda 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, Pelaez, Courage, Perry

**Absent:** Sandoval

**50.**

**2021-12-02-0932**

PLAN AMENDMENT CASE PA-2021-11600052 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Country Tier" to "Rural Estate Tier" on 5.04 acres out of CB 4012, located at 19779 Pleasanton Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2021-10700121)

Mayor Nirenberg called on individuals registered to speak on Items 50 and 51.

Jack M. Finger spoke in opposition of Items 50 and 51.

Councilmember Viagran spoke in support of Items 50 and 51.

Councilmember Viagran moved to approve Item 50 and 51. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

**Absent:** Sandoval

**51.**

**2021-12-02-0933**

ZONING CASE Z-2021-10700121 (Council District 3): Ordinance amending the Zoning District Boundary from "RP" Resource Protection District to "RE" Residential Estate District on 5.04 acres out of CB 4012, located at 19779 Pleasanton Road. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment Case PA-2021-11600052)

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: 5.04 acres out of CB 4012. TO WIT: from "RP" Resource Protection District to "RE" Residential Estate District.

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

Nirenberg called on individuals registered to speak on Items 50 and 51.

Jack M. Finger spoke in opposition of Items 50 and 51.

Councilmember Viagran spoke in support of Items 50 and 51.

Councilmember Viagran moved to approve Item 50 and 51. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

**Absent:** Sandoval

**52. 2021-12-02-0934**

ZONING CASE Z-2021-10700241 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units on the north 137.5 feet of Lot 112, Block 2, NCB 2977, located at 863 Steves Avenue. Staff and Zoning Commission recommend Denial, with Alternate Recommendation. (Continued from November 18, 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: north 137.5 feet of Lot 112, Block 2, NCB 2977. TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units.

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

Mayor Nirenberg called on individuals registered to speak on Item 52.

Jack M. Finger spoke in opposition of Item 52.

Councilmember Viagran spoke in support of Item 52.

Councilmember Viagran moved to approve Item 52. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

**Absent:** Sandoval

**53. 2021-12-02-0935**

ZONING CASE Z-2021-10700242 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 26, Block 1, NCB 9522, located at 503 Mebane Street. Staff recommends Denial. Zoning Commission recommends Approval. (Continued from November 18, 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: Lot 26, Block 1, NCB 9522. TO WIT: from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Mayor Nirenberg called on individuals registered to speak on Item 53.

Jack M. Finger spoke in opposition of Item 53.

Councilmember Viagran spoke in support of Item 53 and moved to approve with identified conditions.

Councilmember Viagran moved to Approve with Conditions. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

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

**Absent:** Bravo, Sandoval

**54. CONTINUED**

PLAN AMENDMENT CASE PA-2021-11600095 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness/RIMSE Tier" to "Suburban Tier" on Lot 3, Block 25, NCB 16623, located in the 11000 Block of South Highway 181. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700269)

Councilmember Viagran moved to Continue Items 54 and 55 to December 16, 2021.

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

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

**Absent:** Sandoval

**55. CONTINUED**

ZONING CASE Z-2021-10700269 (Council District 3): Ordinance amending the Zoning District Boundary from "L AHOD" Light Industrial Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District

with a Reduced Perimeter Setback of 10-feet on Lot 3, Block 25, NCB 16623, located in the 11000 Block of South Highway 181. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600095).

Councilmember Viagran moved to Continue Items 54 and 55 to December 16, 2021.

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

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

**Absent:** Sandoval

**56. 2021-12-02-0936**

ZONING CASE Z-2021-10700272 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-family District and "C-3" General Commercial District on Lot P-117, NCB 10879, generally located in the 7900 Block of South New Braunfels Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-117, NCB 10879. TO WIT: from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-family District and "C-3" General Commercial District.

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

Councilmember Cabello Havrda 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, Pelaez, Courage, Perry

**Absent:** Sandoval

**57. 2021-12-02-0937**

PLAN AMENDMENT CASE PA-2021-11600092 (Council District 5): Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on the southeast triangular 29.62 feet of Lot 1, on the northeast 16.66 feet of Lot 2, Lot 3, Lot 4, Lots 10 through 12, Block 10, NCB 8965, located at 719 Brighton Avenue and 714 Keats Street. Staff recommends Denial. Planning Commission

recommends Approval. (Associated Zoning Case Z-2021-10700261)

Mayor Nirenberg called on individuals registered to speak on Items 57 and 58.

Jack M. Finger spoke in opposition of Items 57 and 58.

Councilmember Castillo moved to approve Items 57 and 58 with read conditions.

Councilmember Pelaez noted that sometimes City Council votes against staff or commission recommendations based on the work they did with the community or applicant.

Councilmember Castillo moved to Approve with Conditions Items 57 and 58. Councilmember Rocha Garcias seconded the motion. The motion carried by the following vote:

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

**Absent:** Sandoval

**58. 2021-12-02-0938**

ZONING CASE Z-2021-10700261 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on 0.478 acres out of Lot 1, on the northeast 16.66 feet of Lot 2, Lot 3, Lot 4, Lots 10 through 12, Block 10, NCB 8965, located at 719 Brighton Avenue and 714 Keats Street. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.478 acres out of Lot 1, on the northeast 16.66 feet of Lot 2, Lot 3, Lot 4, Lots 10 through 12, Block 10, NCB 8965. TO WIT: from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales.

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

Mayor Nirenberg called on individuals registered to speak on Items 57 and 58.

Jack M. Finger spoke in opposition of Items 57 and 58.

Councilmember Castillo moved to approve Items 57 and 58 with read conditions.

Councilmember Pelaez noted that sometimes City Council votes against staff or commission recommendations based on the work they did with the community or applicant.

Councilmember Castillo moved to Approve with Conditions Items 57 and 58. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**Absent:** Sandoval

**59. 2021-12-02-0939**

ZONING CASE Z-2021-10700263 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on 0.92 acres out of NCB 8398, located at 4219 Tillman. 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: 0.92 acres out of NCB 8398. TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda 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, Pelaez, Courage, Perry

**Absent:** Sandoval

**60. 2021-12-02-0940**

ZONING CASE Z-2021-10700145 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "R-4 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District on Lot 15, Block 18, NCB 14728, located at 12103 Pebble Street. Staff and Zoning Commission recommend Denial. (Continued from November 18, 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: Lot 15, Block 18, NCB 14728. TO WIT: from "R-6 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "R-4 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District.  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Mayor Nirenberg called on individuals registered to speak on Item 60.

Jack M. Finger spoke in opposition to Item 60.

Manuel Garza represented the owner in support of Item 60.

Lindsay Thorn explained the project and spoke in support of Item 60.

Councilmember Pelaez spoke in support of the Item because the property owner agreed to conditions including 40% impervious cover even though the property was grandfathered in at 100% impervious cover.

Councilmember McKee-Rodriguez asked why the San Antonio Water System (SAWS) recommended denial. SAWS Representative explained that SAWS considered this a sensitive area and that the applicant had not properly handled the stormwater pollution prevention requirements. Owner's representative Lindsay Thorn explained his position.

Councilmember Bravo asked the SAWS representative to explain their intent which the representative replied the greater concern was the lack of compliance with the stormwater pollution prevention requirements and stated they would support this project if the owner agreed to comply with the requirements. Councilmember Bravo expressed concern that there would be nothing stopping future homeowners from encroaching on the runoff area with additional impervious cover. Councilmember Bravo stated that he could not support the Item due to extensive concerns by SAWS to set a precedence for future development.

Councilmember Viagran spoke in support of the Item and recognized that Councilmember Pelaez had done a great deal of work with his District and felt that these difficult decisions must be made by City Council.

Councilmember Castillo asked if a water abatement plan had been submitted to the Texas Commission on Environmental Quality which SAWS representative confirmed had not been done. At the request of Councilmember Castillo, the applicant explained that they did not submit the plan because they did not want to go to the expense if it was going to be denied.

Councilmember Perry supported the Item because he felt that the project was good because it did not contribute to urban sprawl and the property owners had rights. Councilmember Perry noted this

was a small project and was a unique case which Mike Shannon, Director of Development Services Department agreed that this was a unique case.

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

**Aye:** Nirenberg, Viagran, Rocha Garcia, Cabello Havrda, Pelaez, Courage, Perry  
**No:** Bravo, McKee-Rodriguez, Castillo  
**Absent:** Sandoval

**61. CONTINUED**

ZONING CASE Z-2020-10700203 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "DR ERZD" Development Reserve Edwards Recharge Zone District to "RP S ERZD" Resource Protection Edwards Recharge Zone District with a Specific Use Authorization for a Wireless Communication System on 0.0275 acres out of NCB 14866, located at 325 Pueblo Pintado. Staff and Zoning Commission recommend Approval.

Mayor Nirenberg called on individuals registered to speak on Item 61.

Jack M. Finger spoke in opposition of Item 61.

Councilmember Pelaez moved to Continue Item 61. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

**62. POSTPONED**

ZONING CASE Z-2021-10700274 (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District" on Lot P-5E ABS 266 and Lot P-13 ABS 266, CB 4864, and Lot 2, Block 1, CB 4864A, located at 26950 Bulverde Road. Staff and Zoning Commission recommend Approval.

**63. 2021-12-02-0941**

PLAN AMENDMENT PA-2021-11600074 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" and "Suburban Tier" to "General Urban

Tier" on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700227) (Continued from November 18, 2021)

Councilmember Cabello Havrda 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, Pelaez, Courage, Perry

**Absent:** Sandoval

**64. 2021-12-02-0942**

ZONING CASE Z-2021-10700227 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600074) (Continued from November 18, 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: Lot P-1 and Lot P-5, NCB 16583. TO WIT: 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.  
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Cabello Havrda 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, Pelaez, Courage, Perry

**Absent:** Sandoval

**65. 2021-12-02-0943**

PLAN AMENDMENT CASE PA-2021-11600086 (Council District 10): Ordinance amending the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Public Institutional" to "Neighborhood Commercial" on the east 276.17 feet of Lot 6, NCB 8699, located at 291 Emporia Boulevard.

Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700251)

Councilmember Cabello Havrda 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, Pelaez, Courage, Perry

**Absent:** Sandoval

**66. 2021-12-02-0944**

ZONING CASE Z-2021-10700251 (Council District 10): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1AHOD" Light Commercial Airport Hazard Overlay District on the east 276.17 feet of Lot 6, NCB 8699, located at 291 Emporia Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600086).

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: east 276.17 feet of Lot 6, NCB 8699. TO WIT: from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District.

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

Councilmember Cabello Havrda 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, Pelaez, Courage, Perry

**Absent:** Sandoval



## **ADJOURNMENT**

There being no further discussion Mayor Nirenberg adjourned the meeting at 3:12 PM.

**Approved**

**Ron Nirenberg  
Mayor**

Attest:

**Debbie Racca-Sittre  
Interim City Clerk**