

**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, December 16, 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 9:18 AM. Interim City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Council Members present:

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

ABSENT: None

PROCEDURAL

1. The Invocation was delivered by Reverend James P. Amerson, Senior Pastor of Saint Paul United Methodist Church, guest of Councilmember McKee-Rodriguez, District 2.

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 December 1, 2021 and December 2, 2021

Councilmember Rocha Garcia moved to approve the minutes for the City Council Meetings of December 1, 2021 and December 2, 2021. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

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

Mayor Nirenberg announced that the introductory music played was in honor of Mexican Mariachi music legend Vicente Fernandez who passed away this week.

POINT OF PERSONAL PRIVILEGE

Councilmember Sandoval recognized the work of WellMed who ensured the community had access to COVID-19 vaccines at senior centers. Councilmember Sandoval presented an award to Carol Zernial, Vice President of Social Responsibility, WellMed Charitable Foundation. Zernial stated that many people were vaccinated during this effort. Councilmember Sandoval recognized former City Councilmember Rebecca Viagran who spoke regarding the work performed to get the vaccine to the Southern Sector of San Antonio and to those who were most vulnerable.

Councilmember Rocha Garcia also thanked WellMed and recognized former City Councilmember Shirley Gonzales, Teresa Menendez Myers, Dr. Anita Kurian, and Erik Walsh for their help.

Councilmember Viagran also recognized the work of the Councilwomen and WellMed.

Councilmember Pelaez recognized the work performed by Anwar Tahir with the Association of Convenience Store Retailers, Muhammad Choudary with Mission Wrecker Service, Sarah Shakil with CAARS Inc., Ed Badarpura with the South Texas Merchants Association and all local businesses in Council District 8 to collect food, toys and clothing for refugees.

CONSENT AGENDA

Mayor Nirenberg stated that Items 4, 21, 24, 32, 37, 45 and 46 were pulled for individual consideration.

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

Debra Omowale Jarmon, CEO and Director of the San Antonio African American Community Archives and Museum spoke in support of Item 16.

Corina Castillo-Johnson spoke in support of Item 16.

Matt Brown, CEO of Centro San Antonio spoke in support of Items 16, 17, 40, 43 and 44 and the

utilization of TIRZ and Bond funding to invest in downtown San Antonio.

David Mahaffey, former Bexar County Commissioner for Emergency Services District 5 spoke in opposition to Item 45.

Councilmember Castillo highlighted and provided her support for Item 20.

Councilmember Viagran highlighted Item 23 and stated that this was an important Item to Seniors.

Councilmember Viagran highlighted Items 25 and 26 and thanked the Board Appointees from Council District 3.

Councilmember Bravo announced that Item 33, Resolution to initiate historic landmark designation for the property at 503 Urban Loop had been postponed to February 17, 2022.

Councilmember Rocha Garcia highlighted Item 13 and expressed that she was pleased to see the improvements at the Council District 4 Heritage Community Center.

Councilmember Cabello Havrda highlighted Item 27 and thanked the Board Appointees from Council District 6.

Councilmember Sandoval highlighted Item 42 and expressed her support for the Interlocal Agreement with STRAC.

Councilmember Sandoval highlighted Item 15 and thanked staff for their assistance providing services to Council District 7 residents while the Forest Hills Library was closed for repairs.

Councilmember Courage highlighted Item 45 and thanked the Board Appointees from Council District 9.

Councilmember Rocha Garcia highlighted Item 30 and offered her support of the Hazard Mitigation Plan.

ACTION ITEMS FOR STAFF BRIEFING

Mayor Nirenberg called on individuals registered to speak on Item 4.

Peter Onofre, Council District 4 Representative on the Housing Bond Committee, spoke in support of Item 4 except for the continuation and subsidization of the current public housing model which he stated should be improved.

Melanie Cawthon, a stakeholder who attended SHIP development meetings, spoke in support of Item 4 as accessible affordable housing was included in the Plan.

Brad McMurray, Vice President of Property Development for Prospera Housing Community Services, described the work of his company and spoke in support of Item 4.

Cynthia Spielman, a stakeholder who attended SHIP development meetings, noted that the community engagement process could have been more inclusive, and the lengthy Plan was difficult for citizens to review and provide input on. Spielman requested that City Council delay their vote on Item 4 to allow for more community input.

Blanca Perez spoke in support of Item 4 and requested specific support of the goals of affordable new homeownership in the Plan and commended the work of Habitat for Humanity.

Habitat for Humanity spoke as a group represented by President Natalie Griffith, Vice-President of Program Development Michael Taylor, and Volunteer Timothy Payne spoke in support of Item 4, specifically the goals of new homeownership and recognized a group of community advocates who supported the SHIP.

Grace Rose, past president of Keystone Neighborhood Association, representing the Tier 1 Neighborhood Coalition requested more time for the community to provide input on the SHIP.

The Mayor's Housing Commission spoke as a group represented by Former City Councilmember and Commission Chair Shirley Gonzales, President of Merced Housing and Commissioner Kristen Davila, and Merced Housing Operations Assistant Elisa Beckmann in support of the SHIP.

4. 2021-12-16-0961

Ordinance approving the City's Strategic Housing Implementation Plan (SHIP). [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Assistant City Manager Lori Houston presented an overview of the Strategic Housing Implementation Plan (SHIP) and reported that 12 of the 24 strategies had been completed. Houston described the community input process, the work of partners and the Housing Commission, and recommended that the SHIP be adopted by City Council.

Ian Benavidez, Assistant Director of Neighborhood Housing Services Department, recognized staff, consultants, stakeholders, and partners that worked on the SHIP. Benavidez presented the SHIP background, need, approach, 10-year funding Plan, strategies, public engagement, and next steps for the Plan which followed the Mayor's Housing Policy Framework adopted in September 2018. Benavidez presented recalibrated targets for homeownership and rentals, described programs and methods for tracking implementation and goal achievement. Benavidez outlined the 10-year funding Plan and sources.

Benavidez listed 36 total strategies that fell into five Housing Policy Framework Focus Areas that included: Development of a Coordinated Housing System, Increasing City Investment in Housing, Increasing Affordable Production, Rehabilitation and Preservation of Existing Housing, Protection and Promotion of Neighborhoods, and Ensuring Accountability to the Public. Benavidez emphasized that multiple entities were adopting the SHIP such as the San Antonio Housing Trust, San Antonio Housing Authority, Bexar County and other community partners.

Mayor Nirenberg entered letters of support into the record from the South Alamo Regional Alliance for the Homeless, San Antonio Board of Realtors, Disability SA, Franklin Development Corporation, San Antonio Housing Authority, LISC San Antonio, San Antonio Housing Trust, Housing Consultant Robert C. Flores, and Alamo Architects. Mayor Nirenberg thanked everyone who worked on the SHIP and expressed his support for the Plan that began in August 2017 with the Housing Policy Framework and the Mayor's Task Force.

Councilmember Rocha Garcia highlighted several items and strategies included in the SHIP, noted the extension of community engagement, and spoke in support of the Item. Councilmember Rocha Garcia also reminded everyone that the SHIP could always be amended.

Councilmember Sandoval highlighted several items and strategies included in the SHIP. Councilmember Sandoval asked if the SHIP considered health protective strategies. Benavidez confirmed that they were included and added that health protective strategies would be clarified in the document and included in the Sustainability section.

Councilmember Viagran spoke in support of the Item but stressed that she wanted to ensure that there was a focus on breaking the cycle of poverty and inclusion of wraparound services. Benavidez stated that there was a model for the wraparound services which had not been started.

Councilmember McKee-Rodriguez recognized the demonstrators outside who were focusing on homelessness in San Antonio. Councilmember McKee-Rodriguez called for continued community engagement with an annual check-in. Councilmember McKee-Rodriguez supported redirection of funding in support of housing needs and refusing to allow vulnerable communities to be exploited. Councilmember McKee-Rodriguez added that displacement was an issue in Council District 2 and should be included in the SHIP.

Councilmember McKee-Rodriguez moved to amend the Plan to include language that required displacement studies as a condition during the contract procurement process for projects in areas that had a history of displacement, and that applicants should be provided additional points in their applications for eliminating or significantly reducing displacement.

Councilmember Sandoval supported the amendment but requested more detail be provided to the City Council.

Councilmember Viagran supported the spirit of the amendment but recommended that the amendment be addressed following more public comment.

Councilmember Pelaez supported the spirit of the amendment but noted that he still had questions. Following City Council discussion on the amendment, Councilmember McKee-Rodriguez withdrew his motion.

Discussion continued on the main motion to adopt the SHIP.

Councilmember Courage supported the SHIP and did not recommend changes at the present time, although he noted that the Plan was a living document and could be updated.

Councilmember Pelaez commented on the broad support of the SHIP and expressed his support of Item 4.

Councilmember Castillo expressed support for Item 4 and asked for the Housing Bond Committee recommendations to be reflected in the SHIP and recommended a four-week pause to provide more time for the community to review the Plan.

Discussion on the delay of the vote was held. Councilmember McKee-Rodriguez supported the delay in order to allow citizens to review the SHIP.

Councilmember Sandoval was comfortable approving the SHIP but was concerned about ensuring broader community support. Councilmember Sandoval expressed that some of the new changes made on Monday were rather last minute. Lori Houston acknowledged the comments that had been received and incorporated Monday adding that staff met with the Tier 1 Neighborhood Coalition to go over all changes. Councilmember Sandoval asked a representative from Tier 1 to come forward to provide input on whether the “last minute” changes were substantial. Cynthia Spielman said that she did not meet with staff on Monday, noting that she supported the SHIP but was concerned about public participation principles more than the content of the SHIP.

Councilmember Bravo commended the efforts of citizens who provided input on the SHIP and other City policy discussions. Councilmember Bravo expressed support for delaying the vote on Item 4.

Councilmembers Pelaez and Viagran spoke in opposition to the delay of Item 4.

Councilmember Perry asked Cynthia Spielman to provide information on the Tier 1 Neighborhood Coalition and whether they felt the latest changes were substantial. Spielman stated that Tier 1 was comprised of 50+ downtown neighborhoods (located within Loop 410) but stressed that the changes should be further reviewed even though she did not have any opposition to Plan.

Mayor Nirenberg stated that the SHIP had been under development for 18 months and was a living document that could be molded and shaped along the way but did not support the delay.

Councilmember Castillo moved to Continue until January 13, 2022. Councilmember McKee-Rodriguez seconded the motion. The motion failed by the following vote:

Aye: Bravo, McKee-Rodriguez, Castillo, Perry

No: Nirenberg, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage

Councilmembers Cabello Havrda spoke in support of approval of the SHIP.

Councilmember Perry spoke in support of the SHIP but stressed that Federal and State Funding should be used prior to City Funds for affordable housing. Councilmember Perry requested that staff continue to record and address comments even after the SHIP was passed. Assistant City Manager Houston stated that comments would be collected per strategy and clarification on the

approval for each strategy would be provided to City Council before approval.

Councilmembers Bravo and McKee-Rodriguez supported Item 4 and offered to collect more feedback as the Plan was implemented.

Councilmember Castillo noted that she would abstain from voting even though she supported the SHIP as she felt it was important to provide more time for community engagement.

Councilmember Rocha Garcia asked for clarification on the source of the comments from community members. Benavidez explained that the comments were from the Justice of the Peace Courts.

Councilmember Pelaez asked if the SHIP could include more coordination with mortgage lenders.

A vote was taken on Councilmember Rocha Garcia's motion to approve. Motion passed with abstention from Councilmember Castillo and Councilmember Sandoval noted as Absent.

Councilmember Sandoval reentered the Council Chambers.

Councilmember Rocha Garcia moved to reconsider the vote to allow Councilmember Sandoval to vote. Councilmember Viagran seconded the motion to reconsider. Motion carried unanimously 11-0.

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

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

Abstain: Castillo

CONSENT AGENDA

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

Jack Finger spoke in opposition to Items 48, 49, 50, 51, 59, 65, 71, 72 and 73.

Emily Weissler spoke in support of Item 59.

5.

2021-12-16-0962

Ordinance approving use of the State of Texas Department of Information Resources (DIR) contract DIR-TSO-4288 with Carahsoft Technology Corporation to provide the City with design and development services for the City's website for an estimated total contract value of \$690,327.72. Funding is available from Tax Notes and is included in the FY 2022 - FY 2027 Capital Improvement Program. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

6. 2021-12-16-0963

Ordinance ratifying Amendment I and approving Amendment II with Environmental Systems Research Institute, Inc., to continue to provide the Information Technology Services Department with geographic information system services in an amount not to exceed \$2,026,545.00. Funding in the amounts of \$170,295.00 for Amendment I and \$506,250.00 for the FY 2022 cost of Amendment II is available from the FY 2022 ITSD Adopted Operating Budget. Amendment II extends the contract for the period beginning January 19, 2022, through October 18, 2024, for a total cost of \$1,856,250.00. 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 Courage moved to Approve on the Consent Agenda. Councilmember Cabello Havrda seconded the motion. The motion carried by the following vote:

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

7. 2021-12-16-0964

Ordinance approving a contract with Waukesha-Pearce Industries, LLC, for replacement power generation equipment for the San Antonio Public Safety Answering Point building in the amount of \$215,998.00. Funding is available from the FY 2022 Deferred Maintenance Program and included in the FY 2022 - FY 2027 Capital Improvement Program. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

8. 2021-12-16-0965

Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$4,827,000.00, included in the respective department's FY 2022 Adopted Budget: (A) HLP, Inc., for Chameleon Shelter Software Case Management System maintenance and support for Animal Care Services; (B) GT Distributors, Inc., and Precision Delta Corporation for ammunition for the San Antonio Police Department and other law enforcement officers; and (C) Wex Bank for a fleet fueling card system for the San Antonio Fire Department. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

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

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

9. 2021-12-16-0966

Ordinance approving two Agreements with the Texas Department of Transportation (TxDOT) and approving payment in an amount not to exceed \$170,891.00 to TxDOT for the acquisition of right-of-way associated with two TxDOT projects. Funds are available from the FY 2022 Public Works General Fund Adopted Budget and included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

10. 2021-12-16-0967

Ordinance approving a task order to a BuyBoard Job Order Contract with Alpha Building Corporation in the amount of \$626,500.00 for the Central Library Repairs project located in Council District 1. Funds are available from the FY 2022 General Fund budget and are included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

11. 2021-12-16-0968

Ordinance approving a task order to a Job Order Contract with Con-Cor, Inc. in the amount of \$318,907.78 for HVAC improvements to the Brook Hollow Branch Library located in Council District 9; and, approving the appropriation and amending of the FY 2022 – FY 2027 Capital Improvements Program with funds in the amount of \$41,500.00 from the Library General Fund to the Brook Hollow Branch Library HVAC Replacement project. Funding in the amount of \$277,407.78 is available from 2016 Certificates of Obligation and is included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

12. 2021-12-16-0969

Ordinance approving a task order to a Job Order Contract with Kencon Constructors/Construction Managers, LTD. in the amount of \$228,000.01 for improvements to the Westfall Library located in Council District 1. Funding is available from Tax Notes and is included in the FY 2022 Deferred Maintenance Program and the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

13. 2021-12-16-0970

Ordinance awarding a construction contract to Tejas Premier Building Contractor, Inc. in the amount of \$6,222,835.10 to complete construction of the District 4 Heritage Community Center project, a 2017 Bond funded project. Funds are available from the 2017 - 2022 General Obligation Bond Program and Certificates of Obligation included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

14. 2021-12-16-0971

Ordinance awarding a construction contract to E-Z Bel Construction, LLC in the amount of \$9,696,608.40 of which \$2,309,173.20 will be reimbursed by San Antonio Water System and \$919,558.11 will be reimbursed by CPS Energy for the North Main Avenue & Soledad Street (Pecan Street to Navarro Street) Project. Funds are available from the 2017-2022 General Obligation Bond Program and are included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

15. 2021-12-16-0972

Ordinance approving a task order to a Job Order Contract with Lee Construction and Maintenance Company in the amount of \$828,851.70 for the Forest Hills Branch Library Project; and approving the acceptance, appropriation and amending of the FY 2022 – FY 2027 Capital Improvements Program with a donation from the Kelso Foundation in the amount of \$25,000.00 from the Library Donation Fund to the Forest Hills Repair Project for the Forest Hills Branch Library children's area. Funding is available from previously authorized debt proceeds and is included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

16. 2021-12-16-0973

Ordinance awarding a construction contract to Skanska USA Building, Inc. in the amount of \$27,904,905.00 for construction of Phase 1 of the Civic Park project at Hemisfair and amending the associated professional design services agreement with Gustafson Guthrie Nichol (GGN) LTD. in the increased amount of \$976,741.00 to the previously approved \$6,318,237.00 agreement for additional design and construction administration services related to the Hemisfair Civic Park Project; appropriating and transferring funds in the amount of \$609,822.00 from the FY 2022 Tree Canopy Preservation and Mitigation Fund to purchase and install trees for the Hemisfair Civic Park Project, amending the FY 2022 - FY 2027 Capital Improvement Program; and, re-appropriating \$9,248,083.64 in 2016 Certificates of Obligation from the Hemisfair Park Phase 2 Project to the Hemisfair Park Phase 1 Project to properly account for the asset upon completion. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

17. 2021-12-16-0974

Ordinance awarding a construction contract to Sundt Construction, Inc. in the amount of \$30,160,684.89 of which \$5,139,444.75 will be reimbursed by San Antonio Water System and \$1,241,105.85 will be reimbursed by CPS Energy for the Zona Cultural Streets - Commerce Street (Frio Street to Santa Rosa Street), San Saba Street (Nueva Street to Martin Street), Santa Rosa Street (Cesar E. Chavez Boulevard to Martin Street) projects. Funds are available from

previously authorized debt proceeds and the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

18. 2021-12-16-0975

Ordinance approving the closure, vacation and abandonment of an unimproved portion of a 10-foot-wide alley public right-of-way in the 900 block of Paso Hondo near New Braunfels Avenue as requested by Leonardo Rodriguez for a fee of \$13,918.00 to be deposited in the General Fund. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

19. 2021-12-16-0976

Ordinance approving the release of two City-owned drainage easements being 0.0344 of an acre and 0.344 of an acre located in Luke Bust Survey Number 63, Abstract Number 45, along Green Road southeast of Interstate 10. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

20. 2021-12-16-0977

Ordinance approving the Second Amendment and Sublease Agreement with the Young Women's Christian Association San Antonio for the District 5 Council Office located at 503 Castroville Rd, for a ten-year term at no cost to the City. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

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

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

21. 2021-12-16-0978

Ordinance approving the acquisition, on behalf of the San Antonio Water System, through negotiation or condemnation of interests in land sufficient for project purposes involving approximately two permanent easements, one temporary construction easement and one access easement of privately-owned real property generally near the confluence of IH-35 and South Laredo Street, north of Cevallos and south of the Union Pacific rail spur, in the southwestern quadrant of Bexar County in New City Block 919 located in Council District 1 related to the South Laredo IH-35 Lift Station Project declaring the project to be for public use and a public necessity for the acquisition. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Bravo clarified that just because San Antonio Water System (SAWS) had been given authority to condemn properties but that the utility would continue to negotiate with the property owners and noted that he had met with the property owners and SAWS. Robert Puente, Chief Executive Officer of SAWS, committed that SAWS would continue to meet with the property owners and Councilmember Bravo to work out the details.

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

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

22. 2021-12-16-0979

Ordinance approving the application and acceptance upon award of an additional \$5,328,848 for a total of \$6,528,848, which includes a previously authorized amount of \$1,200,000, as reimbursement from the Federal Emergency Management Agency Category B Public Assistance program to support the temporary non-congregate shelter operations to limit the spread of COVID-19 and approving contract extensions or amendments in support of continuation of such operations. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

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

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

23. 2021-12-16-0980

Ordinance accepting a Texas Supports Libraries Grant Program administered by the Texas State Library and Archives Commission in the amount of \$180,400 to expand the San Antonio Public Library's Older Adult Device Lending Program. [David W. McCary, Assistant City Manager; Ramiro S. Salazar, Library Director, San Antonio Public Library]

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

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

Mayor Nirenberg recessed the meeting at 12:55 PM and reconvened the meeting at 1:57 PM.

24. CONTINUED

Ordinance amending Section 21-52(a)(6) and Section 10-6 of the City Code to update the construction noise ordinance and issuing of permits by Development Services Department to allow for enforcement of the ordinance by the Building Official. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Michael Shannon, Director of Development Services, provided an overview of the current Noise Ordinance and Building Code and proposed Amendments specific to construction noise which redefined the hours which construction was allowed by shortening them to allow construction between 7:00 AM and 8:00 PM, Monday through Friday; 8:00 AM to 8:00 PM on Saturdays and 9:00 AM to 5:00 PM on Sundays. If the contractor wanted to work outside these hours, they would be required to get an exemption from the Development Services Department.

Shannon reported that off-hour construction activity would require the contractor to provide 72 hours prior written notice to the Homeowner's Association (HOA), Neighborhood Association (NA) or Management Company (MC), and if there were no HOA, NA or MA, required the construction company to directly notify residents within 300 feet of the construction site. Shannon indicated that notification was also required to be posted on the job site that included: dates and times of proposed off-hour construction, and the Contractor's name and contact information for the Project Superintendent. Shannon noted that the policy would also provide for enforcement by the Building Official for violators using a citation, fine, suspension or revocation of the building permit for repeat violations. Shannon added that the Code Amendment provided exceptions for safety for concrete pours, emergency projects, public convenience and government projects.

Councilmember Courage read an excerpt from the book "Goodnight, Goodnight Construction Site" and spoke in support of the Item. Councilmember Courage moved to approve the changes to the City Code as presented by staff. Councilmember McKee-Rodriguez seconded the motion.

Councilmember McKee-Rodriguez noted that there had been conflict between residents and their associated NA as sometimes the NAs did not notify the residents. Councilmember McKee-Rodriguez moved to amend the original motion to require written notification to all occupied residential structures within 300 feet of the construction site and the HOA, NA, or MC, when applicable. Councilmember Castillo seconded the motion.

Councilmember Cabello Havrda asked for clarification of the original motion versus Councilmember McKee-Rodriguez' amendment.

Councilmember Courage explained that his original Council Consideration Request Memo required the construction company to put the notices on the doors of residents within 300 feet of

the construction site, however, after discussions with stakeholders, the requirement was to notify HOA, NA or MA who would then notify the residents instead of the construction contractor having to notify individual residents.

Shannon further explained that for instances where there was not an HOA, NA, or MA, then the direct resident notification such as door hangers would be required as well as the provision of contact for the construction company on the job site.

Councilmember McKee-Rodriguez explained that his amendment was to always require notification directly to the residents even when there was an HOA, NA or MA.

Councilmember Perry asked if the construction industry was supportive of both notifications to residents and the associations. Shannon stated that after two years of discussions contractors wanted to coordinate with the organizations, if they existed, instead of placing door hangers especially for apartment complexes and gated communities. Councilmember Perry did not support the amendment and remarked that it was not worked out with the construction community.

Councilmember Sandoval asked for clarification on the requirement proposed by staff. Shannon explained that the program required door hangers if there was not an HOA, NA or MC but there was an additional requirement for notification to be posted on the construction site with a phone number for the site superintendent to take complaints. Councilmember Sandoval expressed concern that requirements might be onerous to NA's and they should have had input.

Councilmember Viagran expressed support for the amendment.

Councilmember Pelaez suggested MC's were often non-responsive and did not always do the best job of getting the word out to residents. Councilmember Pelaez was concerned about how gated communities could be accessed for door hangers.

Councilmember McKee-Rodriguez was concerned that there had not be representation of Council District 2 NAs in the communication.

Councilmember Bravo expressed concern that the requirement would be onerous for small construction businesses. Discussion was held by the City Council on possible further review of the Item and need to possibly continue Item to a later date.

Councilmember Pelaez moved to Continue Item 24. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

25. 2021-12-16-0981

Ordinance reappointing current board members Elaine Mendoza as Board Chairperson (Mayor's Appointee), Joseph De La Garza (Council District 3 Appointee), and Dr. Richard Middleton

(Council District 9 Appointee) to the eleven-member Pre-K 4 SA Board of Directors (City of San Antonio's Early Childhood Education Municipal Development Corporation) as recommended by the respective City Council Members for a two-year term from June 1, 2021 through May 31, 2023. [Alejandra Lopez, Assistant City Manager; Sarah Baray, Ph.D., CEO, Pre-K 4 SA]

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

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

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

A. Celencia Guillory (District 8) to the Building Standards Board

B. Lillian Rivera (District 3) to the Parks and Recreation Board

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

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

- 27.** Approving the following Board, Commission, and Committee appointments for the remainder of an unexpired term of office to expire May 31, 2023 [Debbie Racca-Sittre, Interim City Clerk]

A. Kathleen Davis (District 6) to the Animal Care Services Advisory Board

B. Bert Pickell (District 6) to the City/County Joint Commission on Elderly Affairs

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

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

28. 2021-12-16-0982

Ordinance approving a change order to the construction contract with SpawGlass Civil Construction, Inc. in the amount of \$199,742.38 related to impacts from the COVID-19 pandemic for the Airfield Improvements Package 6 Project at the San Antonio International Airport. Funding is available from and included in the FY 2022 - 2027 Capital Improvement Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

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

29. 2021-12-16-0983

Ordinance amending the Food, Beverage and Retail Prime Concession Agreement with Paradies Lagardère @ SAT, LLC for the San Antonio International Airport to accommodate the delay of construction due to the COVID-19 pandemic and making other modifications to the contract language. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

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

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

30. 2021-12-16-0984

Ordinance authorizing a Task Order for a contract with Hagerty Consulting, Inc. in an amount not to exceed \$57,000.00 for Hazard Mitigation Planning Support. Funding is available in the FY 2022 General Fund Budget [Maria Villagomez, Deputy City Manager; Charles Hood, Fire Chief]

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

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

31. 2021-12-16-0985

Ordinance amending the billing and collection services contract with Medical-Dental-Hospital Bureau of San Antonio, Inc., dba Business and Professional Service, for enhancements to the emergency medical service billing system for an additional cost of \$68,470.00. Funded from the General Fund budget. [Maria Villagomez, Deputy City Manager; Charles Hood, Fire Chief]

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

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

32. 2021-12-16-0986

Ordinance accepting funds from the Southwest Texas Regional Advisory Council for Trauma (STRAC) up to the amount of \$100,000 for a term of six months for the Mobile Integrated Healthcare unit of the EMS division of the San Antonio Fire Department to work with Molina Healthcare of Texas, Inc. to reduce demand on local Emergency Departments by improving outcomes and coordinating care of assigned patients during the pilot program enrollment period. [Maria Villagomez, Deputy City Manager; Charles Hood, Fire Chief]

Councilmember Viagran requested an update to the grant in three months which Walsh stated

would be provided.

Councilmember Cabello Havrda spoke in support of the item and requested an update to the Public Safety Council Committee.

Councilmember Rocha Garcia requested that staff work with the property owners.

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

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

Absent: Rocha Garcia

33. WITHDRAWN

WITHDRAWN – Resolution to initiate historic landmark designation for the property at 503 Urban Loop and waive application fees. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

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

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

34. 2021-12-16-0987

Ordinance renewing the stop loss insurance policy from HM Life Insurance Company to cover City civilian employees, non-Medicare eligible civilian retirees, uniformed employees, and their dependents who are covered under the City's medical insurance Plans in an estimated annual amount of \$818,506.00, for a term beginning January 1, 2022 and ending December 31, 2022. Funded from the Employee Benefits Insurance Fund. [Ben Gorzell, Chief Financial Officer; Renee Frieda, Director, Human Resources]

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

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

35. 2021-12-16-0988

Ordinance approving the continued use of the State of Texas Department of Information Resources Contracts in an amount up to \$49,914,421.00 to provide the City with information technology hardware, software, professional and technical services, telecommunication services, and maintenance and support services. [Ben Gorzell Jr., Chief Financial Officer; Craig Hopkins, Director, Information Technology Services]

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

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

36. 2021-12-16-0989

An Ordinance authorizing a 10-Year License Agreement granting The University of Texas at San Antonio (UTSA) the use and occupancy of a City of San Antonio ITSD conduit system for an in-kind installation of 144 strands of fiber by UTSA that would support the City of San Antonio's redundant connectivity for the downtown corridor. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer]

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

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

37. 2021-12-16-0990

Ordinance amending the City of San Antonio Fee Waiver Program to align with the Strategic Housing Implementation Plan. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhoods and Housing Services]

Councilmember Sandoval moved to approve Item 37. Councilmember McKee-Rodriguez seconded themotion. The motion carried by the following vote:

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

Absent: Sandoval

Councilmember McKee-Rodriguez moved to reopen Item 37 in order to allow Councilmember Sandoval to vote. Councilmember Viagran seconded themotion. The motion carried by the following vote:

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

Councilmember McKee-Rodriguez moved to approve Item 37. Councilmember Viagran seconded themotion. The motion carried by the following vote:

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

38. 2021-12-16-0991

Ordinance approving a Development Agreement between Inner City TIRZ and VCSH AV

Holdco, LLC, in an amount not to exceed \$1,545,000 for The Andy Project, located at 215 Coca-Cola Place, in Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

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

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

39. 2021-12-16-0992

Ordinance approving an Interlocal Cooperation Contract with Texas State University for the participation in the Tobacco Enforcement Program. [Maria Villagomez, Deputy City Manager; William P. McManus, Chief of Police]

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

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

40. 2021-12-16-0993

Ordinance approving a Funding Agreement with the Board of Directors for Westside Tax Increment Reinvestment Zone in an amount not to exceed \$435,000.00 for costs related to Historic Market Square capital improvements and remediation. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations Department]

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

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

41. 2021-12-16-0994

Ordinance approving a Development Agreement between the Inner City TIRZ and Wong Way, LLC, in an amount not to exceed \$374,087.00 for the Rosario's Restaurant Project, relocating from 910 S. Alamo St. to the 700 block of South St. Mary's Street. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

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

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

42. 2021-12-16-0995

Ordinance approving an amendment to the Interlocal Agreement with the Southwest Texas Regional Advisory Council (STRAC) for the purpose of providing and managing seven mental health professionals to assist with mental health crisis stabilization as part of the Multidisciplinary Response Team (MDRT) for Mental Health pilot program, and to conduct an evaluation of the program. The amendment increases the contract by \$1,670,546.00 for a total amount up to \$2,807,676.00 for a period of January 2022 to March 2023. Funds in the amount of 1,159,620.00 are available from the FY 2022 Budget and funds in the amount of \$510,926.00 are subject to City Council approval as part of the upcoming budget process. [María Villagómez, Deputy City Manager, City Manager; Claude A Jacob, Director, Health]

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

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

43. 2021-12-16-0996

Ordinance authorizing the execution of two Funding Agreements with the Houston Street Board of Directors of Tax Increment Reinvestment Zone #9, granting up to \$22,000,000.00 for the design and construction of the Dolorosa Street (Frio Street to Flores Street) project and \$14,000,000.00 for the design and construction of Flores Street (Cesar Chavez to Martin Street) project located within TIRZ boundaries in Council District 1; and, authorizing the appropriation and amending of the FY 2022- FY 2027 Capital Improvements Program with Houston Street Tax Increment Reinvestment Zone (TIRZ) funds in the reimbursable amount up to \$22,000,000.00 to Dolorosa Street (Frio Street to Flores Street) and \$14,000,000.00 to Flores Street (Cesar Chavez to Martin Street). This will also include the reimbursable amount up to \$330,000 for Dolorosa St and \$210,000 for Flores St for Public Art for a total of \$540,000. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

44. 2021-12-16-0997

Ordinance authorizing the execution of a Funding Agreement with the Midtown Board of Directors of Tax Increment Reinvestment Zone #31, granting up to \$39,500,000.00 in reimbursable funds from Midtown Tax Increment Reinvestment Zone (TIRZ) Fund for the design and construction of utility and infrastructure improvements for the Upper Segments of Broadway Street Corridor and North St. Mary's Street (E. Mistletoe Street to W. Josephine Street) projects, located within TIRZ boundaries in Council District 1; and, authorizing the appropriation and amending of the FY 2022-2027 Capital Improvements Program with funds in the reimbursable amount not to exceed \$39,500,000.00 from Midtown Tax Increment Reinvestment Zone (TIRZ) #31 Fund to Upper

Segments of Broadway Corridor (Mulberry Avenue to Burr Road) and North St. Mary's Street (East Mistletoe to West Josephine Street) projects. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

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

45. 2021-12-16-0998

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 approve. Councilmember McKee-Rodriguez seconded the motion. The motion carried by the following vote:

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

46. 2021-12-16-0999

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.

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: P-11F, P-29A, P-29B (NON ADJ REMAINS) and P-29D, CB 4204; P-2D ABS 169 6.318, CB 4187 and P-2M ABS 168 17.659, CB 4188. TO WIT: Assigning zoning to property generally bound by Southwest Loop 410 to the north, Somerset Road to the west,

Applewhite Road to the east and South Loop 1604 to the south 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 “FR” Farm and Ranch District on P-11F, P-29A, P-29B (NON ADJ REMAINS) and P-29D, CB 4204 and “MI-1” Mixed Light Industrial on P-2D ABS 169 6.318, CB 4187; P-2M ABS 168 17.659, CB 4188."THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

City Manager's Report

47. City Manager's Report

City Manager Erik Walsh reported that Fiscal Year 2021 had been closed and the year end audit would be completed in February 2022 with the CAFR expected to be provided to the Audit Committee in March 2022. Walsh stated that the FY 2022 Budget included increases in the Market Square Fund, Parking Fund, Airport Fund, Hotel Occupancy Tax (HOT and Sales Tax. City Manager Walsh reported that a revenue update was expected in February 2022. City Manager Walsh added that at the end of FY 2021 General Fund revenues were \$8.9 million better than anticipated due to increased revenues and budget savings with \$5.5 million due to September Sales Tax alone.

City Manager Walsh recognized Deputy City Manager Maria Villagomez who was interviewed by Jenna Saucedo on a new television show on KLRN titled “Salud” and encouraged everyone to watch Villagomez in the October 2021 episode.

City Manager Walsh played an employee spotlight video showcasing employees Vanessa Jimenez, DHS Senior Center Manager, Chauffeurs Barbara Leach and Rafael Flores who delivered meals to Seniors and provided valuable connections to homebound Seniors during the pandemic.

ZONING ITEMS

48. 2021-12-16-1000

ZONING CASE Z-2021-10700164 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 11 and Lot 12, Block 119, NCB 8849, located at 1603 and 1607 West Hermosa 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 11 and Lot 12, Block 119, NCB 8849. TO WIT: from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

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

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

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

49. 2021-12-16-1001

ALCOHOL VARIANCE AV-2021-013 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at Little Mexico Food Service Establishment, Damaso Garza, owner, on Lot 11 and Lot 12, Block 119, NCB 8849, located at 1603 West Hermosa and 1607 West Hermosa for on-premise consumption within three-hundred (300) feet of Woodrow Wilson Elementary School, a public school institution, in San Antonio Independent School District.

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

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

50. DENIED

PLAN AMENDMENT CASE PA-2021-11600090 (Council District 1): Ordinance amending the Midtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low-Density Residential" to "Medium Density Residential" on the West 100 feet of Lot 25 and South 56.7 feet of Lot 26, NCB 6521, located at 1023 Aganier Avenue. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2021-10700247)

Councilmember Bravo noted that both commissions recommended denial and the applicant did not perform proper outreach.

Councilmember Bravo moved to Deny. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

Absent: Perry

51. DENIED

ZONING CASE Z-2021-10700247 (Council District 1): Ordinance amending the Zoning District

Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "MF-18 NCD-5 AHOD" Limited Density Multi-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on the west 100 feet of Lot 25 and the south 56.7 feet of Lot 26, NCB 6521, located at 1023 Aganier Avenue. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment Case PA-2021-11600090)

Councilmember Bravo noted that both commissions recommended denial and the applicant did not perform proper outreach.

Councilmember Bravo moved to Deny. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

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

Absent: Perry

52.

2021-12-16-1002

PLAN AMENDMENT CASE PA-2021-11600101 (Council District 1): Ordinance amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Medium Density Residential" on Lot 6, Block 1, NCB 6200, located at 625 East Woodlawn Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700281)

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

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

53.

2021-12-16-1003

ZONING CASE Z-2021-10700281 (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 "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 6, Block 1, NCB 6200, located at 625 East Woodlawn Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600101)

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 1, NCB 6200. 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 "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban 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 Rocha Garcia moved to Approve on Zoning Consent. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

54. 2021-12-16-1004

ZONING CASE Z-2021-10700283 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District to "C-2 CD H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on the south 80.3 feet of Lot 1, Block 13, NCB 716, located at 724 South Alamo Street. 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: South 80.3 feet of Lot 1, Block 13, NCB 716. TO WIT: from "C-2 H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District to "C-2 CD H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor.
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

Absent: Perry

55. 2021-12-16-1005

PLAN AMENDMENT CASE PA-2021-11600107 (Council District 1): Ordinance amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Parks Open Space" to "Community Commercial" on the south 341.93 feet of Lot 1, ARB Lot P-103, NCB 12962, located at 7061 San Pedro Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700306)

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

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

56. 2021-12-16-1006

ZONING CASE Z-2021-10700306 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the South 341.93 feet of Lot 1, ARB Lot P-103, NCB 12962, located at 7061 San Pedro Avenue. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA 2021-11600107)

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: South 341.93 feet of Lot 1, ARB Lot P-103, NCB 12962. TO WIT: from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial 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 Rocha Garcia moved to Approve on Zoning Consent. Councilmember Courage seconded the motion. The motion carried by the following vote:

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

57. 2021-12-16-1007

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, Lot 23 and Lot 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)

Councilmember McKee-Rodriguez asked the Applicant's Representative Emily Weissler, to explain the commitments made by the Developer which included a reduction in the height of the building, additional parking and reduction in dumpsters. Councilmember McKee-Rodriguez acknowledged that compromises and accommodations had been made.

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

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

58. 2021-12-16-1008

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 eighteen (18) dwelling units on Lot 11, Lot 23 and Lot 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 Case PA-2021-11600025)

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 11, Lot 23 and Lot 24, Block D, NCB 1160 and Lot 25, Block A, NCB 1155. TO WIT: 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 eighteen (18) dwelling units.
"THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember McKee-Rodriguez asked the Applicant's Representative Emily Weisler, to explain the commitments made by the Developer which included a reduction in the height of the building, additional parking and reduction in dumpsters. Councilmember McKee-Rodriguez acknowledged compromises and accommodations had been made

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

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

59. 2021-12-16-1009

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 December 2, 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: 2.9479 acres out of NCB 12180. TO WIT: 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.

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

Councilmember McKee-Rodriguez spoke on Item 59 stating that “no trailers in my back yard” was not a reason to oppose, and that reasons to oppose had been addressed.

Councilmember Pelaez spoke in support of Item 59.

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

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

60. 2021-12-16-1010

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 December 2, 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 9, Block 3, NCB 3393. TO WIT: 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.

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

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

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

61. 2021-12-16-1011

ZONING Z-2021-10700295 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 EP-1 MLOD-3 MLR-1" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-1 EP-1 MLOD-3 MLR-1" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 3 and Lot 11, NCB 10577, located at 706 AT&T Center Parkway and 738 AT&T Center Parkway. 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 3 and Lot 11, NCB 10577. TO WIT: from "I-2 EP-1 MLOD-3 MLR-1" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-1 EP-1 MLOD-3 MLR-1" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District.

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

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

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

62. POSTPONED

ZONING CASE Z-2020-10700129 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "MF-33" Multi-Family District on Lot 1, Lot 2, Lot 3 east 11.9 feet of south 96 feet of Lot 5, Block 2, NCB 7863, located at 1305 Pleasanton Road. Staff and Zoning Commission recommend Approval.

63. 2021-12-16-1012

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) (Continued from December 2, 2021)

Councilmember Viagran recognized the Applicants Representative Emily Weisler who described the Plan amendments.

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

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

Absent: Nirenberg

64. 2021-12-16-1013

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). (Continued from December 2, 2021)

Councilmember Viagran recognized the Applicants Representative Emily Weisler who described the Plan amendments.

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 3, Block 25, NCB 16623. TO WIT: 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. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

Absent: Nirenberg

65. 2021-12-16-1014

ZONING CASE Z-2021-10700276 CD (Council District 3): 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 "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwellings units on Lot 252A, NCB 7846, located at 130 West Mayfield Boulevard. Staff recommends Denial. Zoning Commission recommends 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 252A, NCB 7846. 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 "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwellings units. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Councilmember Viagran thanked the applicant for working with her office on decreasing the density and making changes to the site Plan.

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

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

66. CONTINUED

ZONING CASE Z-2021-10700285 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Warehousing on 33.72 acres out of NCB 11166, located at 12100 South US Highway 281. Staff and Zoning Commission recommend Approval.

Councilmember Viagran noted the location of the property in Council District 3 and stated that more discussion was needed.

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

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

67. 2021-12-16-1015

ZONING CASE Z-2021-10700277 (Council District 5): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses

permitted in "C-1" Light Commercial District on Lot 1, NCB 2569, located at 246 East Cevallos Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1, NCB 2569. TO WIT: from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District.

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

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

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

68. 2021-12-16-1016

ZONING CASE Z-2021-10700287 HL (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 HL MLOD-2 MLR-2 AHOD" Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on north 101.25 feet of Lot 1, Block 7, NCB 2340, located at 1502 Buena Vista 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: North 101.25 feet of Lot 1, Block 7, NCB 2340. TO WIT: from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 HL MLOD-2 MLR-2 AHOD" Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

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

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

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

69. CONTINUED

PLAN AMENDMENT CASE PA-2021-11600084 (Council District 6): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Specialized Center" on

44.7 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700249)

Councilmember Cabello Havrda moved to Continue. Councilmember Perry seconded the motion. The motion carried by the following vote:

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

70. CONTINUED

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

Councilmember Cabello Havrda moved to Continue. Councilmember Perry seconded the motion. The motion carried by the following vote:

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

71. 2021-12-16-1017

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. (Continued from December 2, 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: 0.0275 acres out of NCB 14866. TO WIT: 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. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

Sung Kuk, Berta Kuk, Heike Villalpando, and Jack Finger spoke in opposition to Item 71, the

installation of a cell phone tower on the property located at 325 Pueblo Pintado.

Mayor Nirenberg allowed Mr. Henry Wilks to speak on the item even though he had missed the deadline to sign up to speak. Wilks spoke in opposition to Item 71.

Councilmember Pelaez noted that the cell phone tower was needed to provide 5G service to HOA approved and was in the final stages on signing the contract with Verizon. John Smith HOA president provided background that the current cell tower was attached to the CPS Energy equipment but needed to move due to changes in CPS policy. Smith said the HOA had 599 homeowners who responded to the annual homeowner ballot which 339 approved negotiating with Verizon who said they would install a single user monopole tower. Councilmember Pelaez said that previous case law has shown that in order for the City to legally deny, the City needed to prove that the tower would do harm to residents.

Councilmember McKee-Rodriguez asked Berta Kuk her thoughts about the legal requirement. Kuk again asked the City Council to deny the request.

City Attorney Segovia FCC Regulations require the City to treat wireless providers equally and provide access to cell phone service.

Mayor Nirenberg commented that there were limited options available to the City due to State Law limiting the City's ability to regulate cell towers.

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

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

No: McKee-Rodriguez

72. 2021-12-16-1018

PLAN AMENDMENT CASE PA-2021-11600078 (Council District 8): Ordinance amending the Medical Center Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Urban Mixed Use" on 2.9798 acres out of NCB 14697, located at 4891 Gus Eckert Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700238 CD)

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

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

73. 2021-12-16-1019

ZONING CASE Z-2021-10700238 CD (Council District 8): Ordinance amending the Zoning

District Boundary from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional use for a Human Service Campus on 2.9798 acres out of NCB 14697, located at 4891 Gus Eckert Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600078)

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: 2.9798 acres out of NCB 14697. TO WIT: from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional use for a Human Service Campus.

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

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

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

74. 2021-12-16-1020

ZONING CASE Z-2021-10700273 HL (Council District 9): Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "R-5 HL" Residential Single-Family Historic Landmark District on Lot 8A, Block B, NCB 11642 and Lot 9A, Block 2, NCB 11642, located at 8911-8931 Callaghan Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 8A, Block B, NCB 11642 and Lot 9A, Block 2, NCB 11642. TO WIT: from "R-5" Residential Single-Family District to "R-5 HL" Residential Single-Family Historic Landmark District.

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

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

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

75. 2021-12-16-1021

ZONING CASE Z-2021-10700284 CD (Council District 10): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Veterinary Hospital on Lot 2, Block 1, NCB 16044, located at 2426 Ceegee Lane. 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 1, NCB 16044. TO WIT: from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Veterinary Hospital. "THE PENALTY FOR VIOLATION IS A FINE NOT TO EXCEED \$1,000.00".

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

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

76. 2021-12-16-1022

PLAN AMENDMENT CASE PA-2021-11600099 (ETJ - Closest to Council District 8): Ordinance amending the Extraterritorial Jurisdiction Camp Bullis Military Protection Area Land Use Plan, from "Community Commercial" to "Urban Mixed Use" on Lot 2, Block 5, CB 4708G, generally located east of the intersection of IH-10 West and Dietz Elkhorn Road. Staff and Planning Commission recommend Approval.

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

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

ADJOURNMENT

There being no further discussion, Mayor Pro-Tem Perry adjourned the meeting at 4:00 PM.

APPROVED

RON NIRENBERG
Mayor

Attest:

Debbie Racca-Sittre
Interim City Clerk