

City of Windcrest



AGENDA

PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION JUNE 29, 2020

CITY COUNCIL CHAMBERS @ 8601 MIDCROWN

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A CITY OF WINDCREST PLANNING AND ZONING COMMISSION MEETING WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 29th DAY OF JUNE 2020, STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COMMISSION MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE PLANNING AND ZONING COMMISSION RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF JUNE 29, 2020, AND TO RECONVENE THE MEETING ON THE FOLLOWING JUNE 30, 2020, AT 9:00 A.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Windcrest Council Chambers is wheelchair accessible, and accessible parking spaces are available. In compliance with Americans with Disabilities Act, the City of Windcrest will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received 48 hours prior to the meeting. Please contact the City Secretary's Office, at 210-655-0022 ext. 2150 or Fax 210-655-8776, or 711 Texas Relay.

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Citizens to be Heard**

- a) Citizens may address the Planning and Zoning on topics not on the agenda for no more than three (3) minutes. Only a maximum of four (4) members of the public will be permitted in the City Council Chambers at a time. All attendees will be required to be screened for present signs of COVID-19 prior to entering City Hall. Four (4) hours prior to the meeting, an email to the city secretary at citysecretary@windcrest-tx.gov is required to be added to the attendee list to ensure proper physical distancing seating inside and outside City Council Chambers. An email statement may be sent to the City Secretary @ citysecretary@windcrest-tx.gov to be read into the meeting to the Planning and Zoning Commission. Statements will be provided to the Commission and available to the public not in attendance after the meeting.
- b) In addition to the foregoing, citizens shall also have the opportunity to address the Planning and Zoning Commission during consideration of posted agenda items for no more than six (6) minutes. Only a maximum of four (4) members of the public will be permitted in the City Council Chambers at a time. All attendees will be required to be screened for present signs of COVID-19 prior to entering City Hall. Four (4) hours prior to the meeting, an email to the city secretary at citysecretary@windcrest-tx.gov is required to be added to the attendee list to ensure proper physical distancing seating inside and outside City Council Chambers. An email statement may be sent to the City

Secretary @ citysecretary@windcrest-tx.gov to be read into the meeting to the Planning and Zoning Commission. Statements will be provided to Commission and available to the public not in attendance after the meeting.

V. Public Hearing

Opening of Public Hearing

Public Hearing to receive comments and consider a special use permit for Goodwill Industries of San Antonio, Inc. to allow the retail sales of second hand clothing in B-2 Zoning District, a retail sale restricted in Article III-Districts, General Zoning, Division 6, Section 113-220, use regulations of the City of Windcrest's Code of Ordinances.

Closing of Public Hearing

VI. Items for Discussion/Action

- a) The Commission will have discussion and take action on a recommendation to the City Council regarding the application for a Special Use Permit for Goodwill Industries of San Antonio, Inc. to allow the retail sales of second hand clothing in B-2 Zoning District at 7702 N IH 35, BCAD# 992005.

VII. General Announcements & Future Agenda Items Requested

Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.

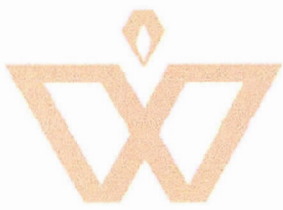
VIII. Adjournment

The Planning and Zoning Commission reserves the right to retire into executive session whenever it is considered necessary and legally justified under the Texas Government Code, Subchapter D, Sections 551.071 et. seq. including, but not limited to, consultation with attorney, real property, prospective gifts, personnel matters, exclusion of witness, security devices, and economic development matters.

It is anticipated that members of other city boards, commissions and committees may attend the meeting in numbers that may constitute a quorum of such other city boards, commissions and committees, so that notice is hereby given that the meeting is also a meeting of the other city boards, commissions and committees whose members are in attendance. The members of the other city boards, commissions and committees may participate in discussions which occur at the meeting, but no action will be taken by the other boards, commissions and committees whose members are in attendance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than seventy-two (72) hours prior to the meeting June 29 2020.

By: /s/ Rachel C. Dominguez, City Secretary



WINDCREST TEXAS

Universal Development Application

(Please use separate application for each submittal)

- | | | |
|---|---|--|
| ☐ Land Use Amendment | ☐ Land Study | ☐ Replat |
| ☐ Thoroughfare Amendment | ☐ Final Plat | ☐ Amending Plat |
| ☐ Zoning Change (choose one) | ☐ Preliminary Plat | ☐ Minor Plat |
| ☐ Straight Zoning | ☒ Specific Use Permit | ☐ Vacating Plat |
| ☐ PUD (Planned Unit Development) | ☐ Conditional Use Permit | ☐ Site Plan |
| ☐ Variance | ☐ Exception | ☐ Tree Removal Permit |

Project Name: Goodwill Industries of San Antonio, Inc.

Total Acres: _____ Survey Name: _____ Abstract No.: _____

Project Location (address): 7702 N IH 35, Windcrest, Texas

Current Zoning: C2

Current Use: Vacant

of Lots/Units: 2

For Commercial/Industrial:

Proposed Zoning: _____

Proposed Use: C-2

Please Circle One:

Total Proposed Sq. Ft.

SF MF COMM IND OTHER

124,934

Applicant Information:

Property Owner Name: Buffet Palace Westgate, Inc.

Address: 3703 Needles Drive City: Austin St/Zip: TX 78746

Phone: 512-470-7809 Fax: _____ E-Mail: _____

Applicant (if different than Owner): Goodwill Industries of San Antonio, Inc.

Address: 406 West Commerce City: San Antonio St/Zip: TX 78207

Phone: 210-924-8582 Fax: _____ E-Mail: _____

Representative: Janice Bunch

Address: 406 West Commerce City: San Antonio St/Zip: TX 78207

Phone: _____ Fax: _____ E-Mail: jbunch@goodwillsa.org

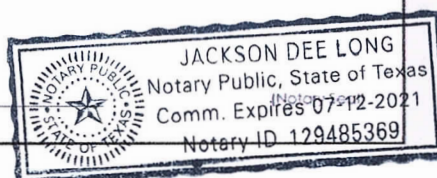
Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application. Also, you waive the statutory time limits in accordance with Section 211, 212 and 245 of the Texas Local Government Code.

Owner's Signature

Typed/Printed Name

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity herein stated. Given under my hand and seal on this 21st day of May, 2020.

Notary Public



City of Windcrest Use Only

Project No.: _____

Total Fees: _____

Payment Method: _____

Submittal Date: _____

Accepted by: _____

Background.

The Property is owned by Buffet Palace Westgate, Inc. (the "Property Owner"). The Property is under contract for sale to Goodwill Industries of San Antonio, Inc. (the "Applicant").

The Property Owner hereby appoints the Applicant to represent it and the Property in connection with the Application for Special Use Permit. The Special Use Permit is for the benefit of Applicant if Applicant becomes the owner of the Property.

1. Detailed explanation of the proposed use requiring the special use permit.

The Property consists of a former Wal-Mart Store. In addition to the uses already permitted on the Property, Goodwill Industries of San Antonio intends to provide for the sale of second-hand clothing. Summarized below is Goodwill's planned allocation of space usage within the building located on the Property:

- 70,000 SF Production (includes warehouse/storage)
- 8,000 SF Sorting
- 2,000 SF Corporate Office Space
- 8,000 SF Electronic Repair and Retail Store
- 12,000 SF Online Retail
- 1,000 SF GCA / CDL Training
- 14,000 SF Outlet Retail Store
- 10,000 SF Excess / Growth Space (if needed)

125,000 SF

Goodwill plans to sell primarily hard goods within the approximately 22,000 sf designed for both eCommerce and the Outlet Retail sales. Sales of second-hand clothing from the Outlet is less than \$10,000 annually. eCommerce (online retail) sells and ships approximately \$400,000 in second-hand clothing to customers nationally. Second-hand clothing sales will therefore have no adverse impact on the area where the Property is located.

The Property has been used for big box retail sales when developed originally as a Wal-Mart Store. The current use to the immediate north is big box retail; to the immediate east is Camelot subdivision fenced from the Property as required in connection with the Quitclaim of former Windsor Square Drive; to the immediate south big box thrift store retail and to the west, a credit union.

2. Location of buildings and proposed uses of each.

Goodwill intends to occupy the existing building on the Property after making improvements required for its use. All improvements will be permitted under applicable law.

3. Ingress and egress to all public streets.

Goodwill will utilize the existing access for ingress and egress. These include direct access to I 35, Galahad Road, the former Windsor Square Drive (abandoned and now an easement), and the Windsor Park Mall Ring Road.

4. Visual screening and/or fencing if applicable.

All second hand clothing sales will occur inside the building. Since the building exists, current screening will be utilized and current fencing including along former Windsor Square Drive will remain in place. Loading and truck resting may be fenced later.

5. Landscape and irrigation designs.

Goodwill will utilize the existing landscaping areas and irrigation if any.

6. Listing of all property ownership within 200 feet of the property upon which the special use permit is requested.

See schedule attached.

7. Impact of on-site and off-site drainage.

Generally, there will be no impact as the building is currently in place. If improvements to the building are to be made, they will be made under applicable permitting requirements.

8. Off-street parking and loading facilities as applicable.

Current off-street parking on the Property will be maintained and is greatly in excess of that which is needed. A loading area currently exists on the building. If improvements to the building are to be made, they will be made under applicable permitting requirements.



City of Windcrest
8601 Midcrown
Windcrest TX, 78239

City Secretary: Rachel C. Dominguez Phone Number: 210-655-0022 x2150

E-mail Address: rdominguez@windcrest-tx.gov

**Notice of Planning and Zoning Public Hearings regarding a Special Use Permit
Application from Goodwill Industries of San Antonio, Inc.**

You are invited to attend a public hearing regarding the request from Goodwill Industries of San Antonio, Inc., to permit the retail establishment for the sale of second-hand clothing. You are a property owner within 200 feet of this subject property located at 7702 N IH 35 or a representative of a registered neighborhood association. The Planning and Zoning Commission of the City of Windcrest, Texas will conduct a **PUBLIC HEARING** on **THURSDAY, JULY 2, 2020 AT 6:00 P.M.** to consider the above referenced request for a change in zoning.

THE GRANTING OF A SPECIAL USE PERMIT TO GOODWILL INDUSTRIES OF SAN ANTONIO, INC., TO ALLOW THE RETAIL SALES OF SECOND HAND CLOTHING, A RETAIL SALE RESTRICTED IN ARTICLE III – DISTRICTS, GENERAL ZONING, DIVISION 6, SECTION 113-220, USE REGULATIONS OF THE CITY OF WINDCREST OF WINDCREST’S CODE OF ORDINANCES

The Planning and Zoning Commission will hold a public hearing to consider the approval of the special use permit from Goodwill Industries of San Antonio, Inc., resulting in a recommendation to the City of Windcrest City Council on the issues mentioned above.

The City of Windcrest City Council will hold a **PUBLIC HEARING** to consider the recommendation from the Planning and Zoning Commission regarding the special use permit from Goodwill Industries of San Antonio, Inc., on **MONDAY, JULY 6, 2020 at 6:00 P.M.**

At the hearings, you will have the opportunity to express your support or opposition to the request. You may also submit written comments on the form provided below to the Office of the City Secretary listed above by mail, email or in person **no later than 4:00 P.M. the day PRIOR to the scheduled hearings.**

**Meeting and Hearing Location: 8601 MIDCROWN, CITY OF WINDCREST
CITY HALL, CITY COUNCIL CHAMBERS – 78239**

The designated properties are zoned “B-2” Business District has its own regulations with a variation in the types of allowable uses and specific requirements outlined in the Zoning Chapter titled Zoning, Planning and Zoning Commission, Board of Adjustment, Article III Division 5, Section 113-190 and Division 6,

Section 113-220. This chapter is found **after** Chapter 111 Subdivisions on the City of Windcrest Code of Ordinances webpage, https://library.municode.com/tx/windcrest/codes/code_of_ordinances. These zoning regulations and the types of allowable uses are available online via the City's web site at <https://www.windcrest-tx.gov> on the Planning and Zoning Commission and City Secretary's webpage.

The City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. In compliance with Americans with Disabilities Act, the City of Windcrest will provide reasonable accommodations for persons attending the meeting. To better serve you, requests should be received 48 hours prior to the meeting. Please contact the City Secretary's Office, at 210-655-0022 ext. 2150 or Fax 210-655-8776, or 711 Texas Relay.

Response Form for Goodwill Industries of San Antonio, Inc. Special Use Permit Request

You may use either this form to submit comments to the Office of the City Secretary at 8601 Midcrown Windcrest, Texas, 78239, or you may email your comments to the email address listed above. Include your name and address.

Comments are due by 4:00 p.m. of the day PRIOR to the scheduled hearing. Please note that all information submitted to the City is subject to the Public Information Act and may be disclosed pursuant to an open record request.

Name: _____ Telephone: _____

Address: _____

() In Favor

() In Opposition/

COMMENTS:

Property Owner's Signature (required): _____ Date: _____

CITY OF WINDCREST, TEXAS: B-1 AND B-2 REGULATIONS

DIVISION 5. - "B-1" NEIGHBORHOOD BUSINESS DISTRICT

Sec. 113-190. - Use regulations.

The following regulations shall apply to "B-1" Neighborhood Business District:

A building or premises shall be used only for the following purposes:

- (1) Any use permitted in "O-1" Professional Office District.
- (2) Signs authorized in accordance with chapter 109 of the Code.
- (3) Automobile parking lots.
- (4) Bakery, employing not more than five persons.
- (5) Bank.
- (6) Beauty parlor.
- (7) Barber shop.
- (8) Cleaning, pressing, and dyeing plants employing not more than five persons each.
- (9) Clinic.
- (10) Hotels and motels.
- (11) Laundries, employing not more than five persons on the premises.
- (12) Laundries, self-service.
- (13) Job printing, provided total mechanical power use in operation of such printing plant shall not exceed five horsepower.
- (14) Lodge halls.
- (15) Offices.
- (16) Radio repair and sale shops.
- (17) Radio studios.
- (18) Restaurant, cafes and cafeterias.
- (19) Stores and shops for sale of products at retail only, but not to include second hand clothing stores, flea markets and similar establishments, public saloons, taverns or bars. The storage and/or sale of motor vehicle fuel at wholesale or retail is prohibited**

If a permit has first been obtained from the city, the business which currently occupies the permanent structure on the premises from which the business is conducted may display and sell goods, wares and merchandise outside its permanent structure which are customarily displayed and sold by it inside its permanent structure. The outdoor display and sale of such merchandise shall be classified as temporary (30 days or less) or permanent (more than 30 days).

A temporary permit may be issued by the city for the display and sale of goods, wares and merchandise upon a showing by a business that the outdoor display and sale of such merchandise will not interfere with parking and access and that such activity will be safe and compatible with adjoining businesses and the neighborhood.

A permanent permit may be issued by the city for the display and sale of goods, wares and merchandise upon a showing by a business that the outdoor display and sale of such merchandise will not occur in parking areas, driveways and required landscape areas, and that such activity will be safe and compatible with the adjoining businesses and the neighborhood.

- (20) Studio (art, photo, music).

- (21) Recreation and entertainment facilities, (theaters, bowling alleys, billiard parlors, skating halls, gymnasiums and health or exercise centers and similar activities) excepting public saloons, taverns, or bars.

(Ord. No. 58, 8-14-1967; Ord. No. 58W, 4-12-1976; Ord. No. 58II, 9-14-1981; Ord. No. 58UU, 9-12-1983; Ord. No. 213, 12-12-1988; Ord. No. 311, 9-15-1997)

DIVISION 6. – “B-2” BUSINESS DISTRICT

Sec. 113-220. – Regulations.

The following regulations shall apply to the “B-2” Business District:

A building or premises shall be used only for the following purposes:

- (1) Any use permitted in “B-1” Neighborhood Business District; outdoor sales are restricted as in section 113-151.
- (2) Automobile sales and service facilities including sales, service, and installation of automobile parts, components and accessories, provided that such service and installation shall be performed completely indoors, within the retail sales establishment which has sold those items. Storage or sale of motor vehicle fuel is prohibited.
- (3) Pawnshops.

(Ord. No. [2015-727\(O\)](#), 6-1-2015)



City of Windcrest
8601 Midcrown
Windcrest TX, 78239

Secretaria de la ciudad: Rachel C. Dominguez

Número de Teléfono: 210-655-0022 x2150

Dirección de Correo Electrónico: : rdominguez@windcrest-tx.gov

Aviso de audiencias públicas de planificación y zonificación con respecto a una solicitud de permiso de uso especial de Goodwill Industries de San Antonio, Inc.

Usted está invitado a asistir a una audiencia pública sobre la solicitud de Goodwill Industries de San Antonio, Inc., para permitir que el establecimiento minorista venda ropa de segunda mano. Usted es propietario de una propiedad dentro de los 200 pies de esta propiedad en cuestión ubicada en 7702 N IH 35 o un representante de una asociación de vecinos registrada. La Comisión de Planificación y Zonificación de la Ciudad de Windcrest, Texas llevará a cabo una **AUDIENCIA PÚBLICA** sobre **JUEVES, 2 DE JULIO DE , 2020 A LAS 6:00 PM** . considerar la solicitud mencionada anteriormente para un cambio en la zonificación.

LA OTORGAMIENTO DE UN PERMISO DE USO ESPECIAL A LAS INDUSTRIAS DE BUENA VOLUNTAD DE SAN ANTONIO, INC., PARA PERMITIR LA VENTA AL POR MENOR DE LA ROPA DE SEGUNDA MANO, UNA VENTA AL POR MENOR RESTRINGIDA EN EL ARTÍCULO III - DISTRITOS, ZONIFICACIÓN GENERAL, DIVISIÓN 6, SECCIÓN 113-220, REGLAMENTOS DE USO DE LA CIUDAD DE WINDCREST DEL CÓDIGO DE ORDENANZAS DE WINDCREST

La Comisión de Planificación y Zonificación llevará a cabo una audiencia pública para considerar la aprobación del permiso de uso especial de Goodwill Industries de San Antonio, Inc., lo que dará como resultado una recomendación al Ayuntamiento de la Ciudad de Windcrest sobre los temas mencionados anteriormente.

El Ayuntamiento de Windcrest City realizará una **AUDIENCIA PÚBLICA** para considerar la recomendación de la Comisión de Planificación y Zonificación con respecto al permiso de uso especial de Goodwill Industries de San Antonio, Inc., el **LUNES, 6 DE JULIO DE 2020 a las 6:00 PM**

En las audiencias, tendrá la oportunidad de expresar su apoyo u oposición a la solicitud. También puede enviar comentarios por escrito en el formulario que se proporciona a continuación a la Oficina del Secretario de la Ciudad mencionado anteriormente por correo, correo electrónico o en persona a **más tardar a las 4:00 p. M.**

Lugar de reunión y audiencia: **8601 MIDCROWN, CITY OF WINDCREST**

AYUNTAMIENTO , CÁMARAS DEL AYUNTAMIENTO - 78239

Las propiedades designadas están divididas en zonas. El Distrito Comercial "B-2" tiene sus propias regulaciones con una variación en los tipos de usos permitidos y los requisitos específicos descritos en el Capítulo de Zonificación titulado Comisión de Zonificación, Planificación y Zonificación, Junta de Ajuste, Artículo III División 5, Sección 113-190 y División 6, Sección 113-220. Este capítulo se encuentra **después de las** subdivisiones del Capítulo 111 en la página web del Código de Ordenanzas de la Ciudad de Windcrest, https://library.municode.com/tx/windcrest/codes/code_of_ordinances . Estas regulaciones de zonificación y los tipos de usos permitidos están disponibles en línea a través del sitio web de la Ciudad en <https://www.windcrest-tx.gov> en la página web de la Comisión de Planificación y Zonificación y del Secretario de la Ciudad.

Las Cámaras del Consejo de la Ciudad de Windcrest tienen acceso para sillas de ruedas y hay espacios de estacionamiento accesibles. En cumplimiento de la Ley de Estadounidenses con Discapacidades, la Ciudad de Windcrest proporcionará adaptaciones razonables para las personas que asistan a la reunión. Para servirle mejor, las solicitudes deben recibirse 48 horas antes de la reunión. Comuníquese con la Oficina de la Secretaría de la Ciudad, al 210-655-0022 ext. 2150 o Fax 210-655-8776, o 711 Texas Relay.

Formulario de respuesta para Goodwill Industries Inc. de San Antonio, Inc.

Solicitud de permiso de uso especial

Puede usar este formulario para enviar comentarios a la Oficina del Secretario de la Ciudad al 8601 Midcrown Windcrest, Texas, 78239, o puede enviar sus comentarios por correo electrónico a la dirección de correo electrónico que figura arriba. Incluya su nombre y dirección.

Los comentarios se deben enviar antes de las 4:00 p.m. del día ANTES de la audiencia programada.

Tenga en cuenta que toda la información enviada a la Ciudad está sujeta a la Ley de Información Pública y puede ser divulgada de conformidad con una solicitud de registro abierto.

Nombre: _____ Teléfono: _____

Dirección de Casa: _____

() A Favor De

() En Oposición A

Comentarios:

Firma de los propietarios de la propiedad (requerida): _____

Fecha: _____

CITY OF WINDCREST, TEXAS: B-1 AND B-2 REGULATIONS

DIVISION 5. - DISTRITO DE NEGOCIOS DE BARRIO "B-1"

113-190. - Usar regulaciones.

Las siguientes regulaciones se aplicarán al Distrito de Negocios Vecina "B-1":

Un edificio o local se utilizará únicamente para los siguientes fines:

- (1) Cualquier uso permitido en el Distrito de Oficinas Profesionales "O-1".
- (2) Señales autorizadas de conformidad con el capítulo 109 del Código.
- (3) Estacionamientos para automóviles.
- (4) Panadería, que emplea no a más de cinco personas.
- (5) Banco.
- (6) Salón de belleza.
- (7) Peluquería.
- (8) Plantas de limpieza, prensado y teñido que emplean no más de cinco personas cada una.
- (9) Clínica.
- (10) Hoteles y moteles.
- (11) Lavanderías que emplean no más de cinco personas en el local.
- (12) Lavanderías, autoservicio.
- (13) La impresión de trabajos, siempre que el uso total de la potencia mecánica en el funcionamiento de dicha planta de impresión no supere los cinco caballos de fuerza.
- (14) Salas de logia.
- (15) Oficinas.
- (16) Tiendas de reparación y venta de radio.
- (17) Estudios de radio.
- (18) Restaurante, cafeterías y cafeterías.
- (19) Tiendas y tiendas para la venta de productos al por menor únicamente, pero no para incluir tiendas de ropa de segunda mano, mercadillos y establecimientos similares, salones públicos, tabernas o bares. El almacenamiento y/o venta de combustible para vehículos de motor al por mayor o al por menor está prohibido**

Si se ha obtenido por primera vez un permiso de la ciudad, el negocio que actualmente ocupa la estructura permanente en los locales desde los que se lleva a cabo el negocio puede exhibir y vender bienes, mercancías y mercancías fuera de su estructura permanente que habitualmente se muestran y venden por ella dentro de ella estructura permanente. La exhibición y venta al aire libre de dicha mercancía se clasificará como temporal (30 días o menos) o permanente (más de 30 días).

Un permiso temporal puede ser emitido por la ciudad para la exhibición y venta de bienes, mercancías y mercancías en un momento evidente por una empresa que la exhibición y venta al aire

libre de dicha mercancía no interferirá con el estacionamiento y el acceso y que dicha actividad será segura y compatible con los negocios adyacentes y el vecindario.

Un permiso permanente puede ser emitido por la ciudad para la exhibición y venta de bienes, mercancías y mercancías después de que un negocio demuestre que la exhibición y venta al aire libre de dicha mercancía no ocurrirá en áreas de estacionamiento, entradas y áreas de paisaje requeridas, y que dicha actividad será segura y compatible con los negocios adyacentes y el vecindario.

(20) Estudio (arte, foto, música).

(21) Instalaciones recreativas y de ocio,(teatros, boleras, salas de billar, salas de patinaje, gimnasios y centros de salud o ejercicio y actividades similares) excepto salones públicos, tabernas o bares.

(Ord. No. 58, 8-14-1967; Ord. No. 58W, 4-12-1976; Ord. No. 58II, 9-14-1981; Ord. No. 58UU, 9-12-1983; Ord. No. 213, 12-12-1988; Ord. No. 311, 9-15-1997)

DIVISION 6. – DISTRITO DE NEGOCIOS "B-2"

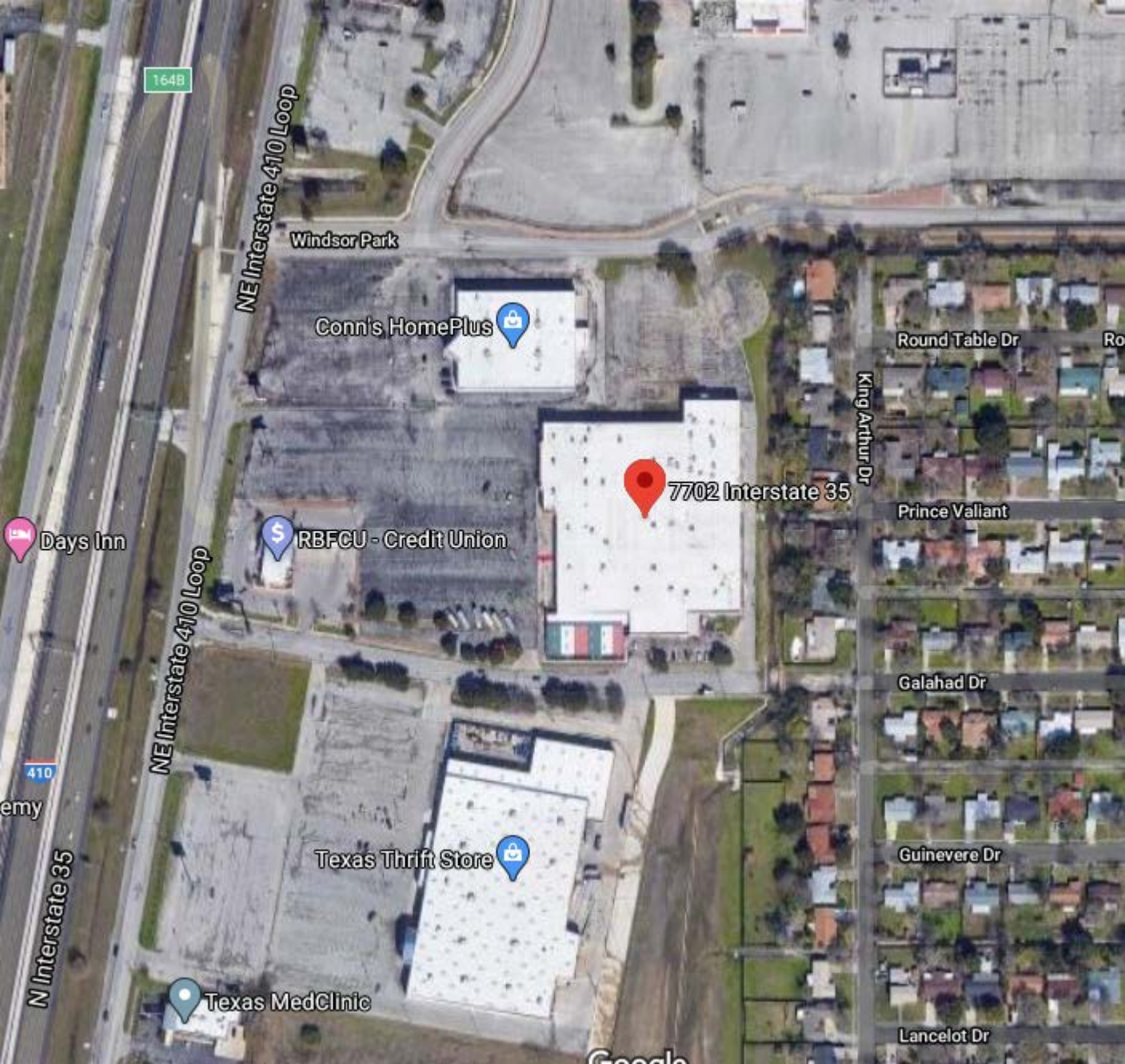
113-220. – Reglamento.

Las siguientes regulaciones se aplicarán al Distrito de Negocios "B-2":

Un edificio o local se utilizará únicamente para los siguientes fines:

- (1) Cualquier uso permitido en el Distrito de Negocios Vecina "B-1"; las ventas al aire libre están restringidas como en la sección 113-151.
- (2) Las instalaciones de venta y servicio de automóviles, incluidas las ventas, el servicio y la instalación de piezas, componentes y accesorios de automóviles, siempre que dicho servicio e instalación se realicen completamente en interiores, dentro del establecimiento de venta al por menor que haya vendido dichos artículos. El almacenamiento o venta de combustible para vehículos de motor está prohibido.
- (3) Casas de empeño.

(Ord. No. [2015-727\(O\)](#), 6-1-2015)



1648

NE Interstate 410 Loop

Windsor Park

Conn's HomePlus



7702 Interstate 35



King Arthur Dr

Round Table Dr

Prince Vallant

Galahad Dr

Guinevere Dr

Lancelot Dr

Days Inn



RBFCU - Credit Union

Texas Thrift Store



Texas MedClinic



410

N Interstate 35

Google

BUSINESS

LEGAL

From page B1

country. Companies and universities – and the groups that represent them – say they are vulnerable to a wave of lawsuits if they reopen while the novel coronavirus continues to circulate widely, and they are pushing Congress for temporary legal protections they say will help get the economy running again.

But that idea has engendered stiff opposition, particularly among congressional Democrats and labor unions, who say some businesses are doing too little to protect vulnerable workers and that such a liability shield only would encourage reckless behavior.

For the moment, states and companies are taking matters into their own hands. States like Alabama, North Carolina, Oklahoma and Utah have issued executive orders or passed legislation to give businesses more protection if their workers or customers get the coronavirus.

Amusement parks, salons, real estate businesses and gyms have begun requiring attendees, customers and workers to sign liability waivers pledging not to sue. Even attendees registering for President Donald Trump’s upcoming rallies must acknowledge the risk of exposure to the coronavirus and promise not to sue.

“By attending the rally, you and any guests voluntarily assume all risks related to exposure to COVID-19 and agree not to hold Donald J. Trump for President, Inc.,” and any of its employees or affiliates liable for illness or injury, a disclaimer on the registration site for rally tickets reads.

The debate is coming to a head in Washington as Congress considers its next round of coronavirus legislation. Sen. Mitch McConnell, R-Ky., the majority leader, has singled out liability protection as his conference’s top priority, with White House officials echoing that sentiment. Lawmakers expect that some version of coronavirus relief could pass through both chambers before the end of the summer.



Sasha Maslov / New York Times

A trader leaves the New York Stock Exchange after the closing bell. Unions and Democrats fear a coronavirus liability shield for businesses would encourage reckless behavior.

“No bill will pass without it,” Rep. Kevin McCarthy of California, the minority leader, said in May of liability protections.

The U.S. Chamber of Commerce, the National Association of Manufacturers and other powerful lobbying groups have thrown their weight behind such protections, saying that lawsuits could devastate companies that already are struggling financially and that the threat of litigation could mean some businesses choose to remain shut, crippling efforts to restart the economy.

Conservative groups including the Koch Network and FreedomWorks have warned of a wave of “predatory, self-serving lawsuits” from trial lawyers who have “plotted to line their pockets with COVID-19 related lawsuits.”

Last month, dozens of industry trade associations, including those representing grocers, retailers and restaurateurs, told Congress that without protections, the threat of litigation could put many small businesses permanently out of business.

But trial lawyers – as well as some legal experts – say the risk of lawsuits from workers or customers may be overstated.

“The idea that there is

going to be this cavalcade of lawsuits is a total myth,” said Linda Lipsen, chief executive of the American Association for Justice, which represents trial lawyers. “Outside of meatpacking plants, cruises, nursing homes, veterans homes and other hot spots, there is not going to be that race to the courthouse because there are already all of these barriers to getting to court.”

Lipsen said current laws already protected companies from lawsuits if they took “reasonable” precautions to safeguard their workers. And with the virus widely circulating, it’s difficult for lawyers to prove in court that employees were infected at work rather than while commuting or shopping for groceries.

Tracking suggests that, at least for the moment, such lawsuits are rare in the United States.

According to data collected by the law firm Hunton Andrews Kurth, 2,645 coronavirus-related lawsuits had been filed in the United States this year as of June 11.

However, the majority of those disputes relate to insurance coverage, prisoner and detainee petitions, and civil right cases, including challenges to stay-at-home orders. Only 49 of the cases

related to conditions of employment, including exposure to the coronavirus at work or a lack of protective gear, while 77 related to unlawful termination, according to the law firm.

The database also records only seven personal injury cases from consumers who were exposed to the coronavirus in a public place and two wrongful death cases from public exposure.

Lipsen said the current push for liability protections reflected a long-standing effort by corporations to secure more legal protections in times of crisis, including after the 9/11 attacks and swine flu epidemic.

“They have been doing this for decades,” she said. “Every time there is a crisis, that’s what they do.”

Unions including the United Steelworkers, the United Farm Workers, the Teamsters and the American Federation of Teachers also have protested expanded liability protections, fearing they would lead to laxer safety standards for workers.

Many essential workers already are being forced to choose between their safety and a paycheck, union leaders say, and those risks are falling disproportionately on workers of color.

The White House so far

has fought against issuing detailed standards for businesses, arguing they would infringe on religious rights and risk damaging the economy by making it too onerous for businesses to reopen.

In May, the White House rejected detailed draft guidance from the Centers for Disease Control and Prevention for businesses, schools, churches and other public places. The CDC later released abbreviated guidelines in the form of flowcharts to guide businesses.

Liability typically is regulated at the state level, and several states already have expanded protections for businesses that are reopening. California, Florida, Kentucky, Michigan, North Dakota and others have also revised worker compensation rules to allow health care workers, first responders and some other essential workers to be compensated if they get sick from the coronavirus.

Some workers have signaled they would be willing to pursue litigation against their employers if they fell ill at work. In a survey of more than 500 workers conducted in May by the Sports and Leisure Research Group, Engagious and ROKK Solutions, 36 percent said they most like-

ly would take legal action against their employers if they returned to work and contracted the coronavirus after learning a co-worker had been infected.

“The entire liability issue may become another unfortunate, but critical, residue left by the pandemic,” said Jon Last, president of the Sports and Leisure Research Group.

Several lawsuits already have been filed, including one by the widow of a Safeway distribution center employee who recently sued for negligence and wrongful death, saying her husband had been forced to work in close quarters with other sick employees. The family of a worker at a Chicago-area Walmart also has filed a wrongful-death lawsuit.

But employees may have a more difficult time winning lawsuits. Of the litigation filed against businesses alleging that they spread the coronavirus, many have focused on nursing homes, meatpacking plants, cruises and other hot spots that critics say neglected safety considerations.

Even those cases may be difficult to prove. About 20 states have taken steps to shield nursing homes from liability, while an executive order issued by the Trump administration in late April declaring the meat supply a critical industry has helped meatpacking companies ward off lawsuits.

Julia Duncan, senior director of government affairs for the American Association for Justice, said that, win or lose, these cases already were shining a spotlight on dangerous conditions and forcing employers to take more precautions.

“If the federal government isn’t going to go in and investigate, I want there to be important lawsuits where we’re asking questions about why people are being exposed and dying,” Duncan said.

UHS

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ing enables us to provide proper care and medically respond, which is vital to control the spread,” she said.

After the completion of 40,000 tests, the contract can be renewed as needed by the state.

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Legal Notices

Legal Bids & Proposals

REQUEST FOR BID

Southwest ISD

RFP#1920-123 Charter Bus Service

Complete bid information may be obtained on swisd.jonwave.net, or via email at bjmorgan@swisd.net. Vendors are encouraged to register on the District's online e-system to submit bids, receive notification of future bid opportunities and other information. SWISD strongly requests all bids be submitted electronically. Electronic bidding will eliminate errors, eliminate unnecessary work, and is more friendly to the environment. Deadline for submission is 2:00 P.M., June 30, 2020.

UNIVERSITY HEALTH SYSTEM

REQUEST FOR PROPOSAL

University Health System is soliciting sealed proposals for the solicitation listed below:

SOLICITATION

RFP-220-06-033-SVC

NAME OF SOLICITATION

Specialty Pharmacy Program Facilitator

DUE DATE:

07/01/2020

OPEN DATE

6/12/2020

www.universityhealthsystem.com/bids. Bid packages will not be mailed to vendors. RFP number is required to appear somewhere on the FedEx waybill. No unlawful discrimination will be made against bidders, vendors, or contractors.

Legals/Public Notices

NOTICE TO THE PUBLIC

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PUBLIC HEARING

City of Windcrest Public Hearing – Special Use Permit Goodwill Industries of San Antonio, Inc.

The Planning and Zoning Commission of the City of Windcrest will hold a public hearing on Monday, June 29, 2020 at 6:00 PM at Windcrest City Hall Council Chambers located at 8601 Midcrown, Windcrest, Texas 78239 to consider to a special use permit to Goodwill Industries of San Antonio, Inc. to allow the retail sales of second hand clothing in B-2 Zoning District, a retail sale restricted in Article III-Districts, General Zoning, Division 6, Section 113-220, use regulations of the City of Windcrest's Code of Ordinances.

The City Council will hold a public hearing and consider the recommendations of the Planning and Zoning Commission on the issues mentioned above at a City Council meeting on Monday, July 6, 2020 at 6:00 PM Windcrest City Hall Council Chambers, located at 8601 Midcrown, Windcrest, Texas 78239.

For further information you may contact Rachel Dominguez, City Secretary at (210) 655-0022 x2150.

TOMLINSON

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prison.

People holding any amount of hard drugs, or 4 ounces of marijuana, end up with felony convictions that haunt them the rest of their working lives and likely put them behind bars where they become a taxpayer burden.

Legalizing marijuana and treating drug addiction as a public health problem would dramatically reduce the number of prisons in Texas and prevent a medical condition from excluding hundreds of thousands from the workforce. But there are more immediate solutions, too.

The Texas Board of Pardons and Parole already has approved the release of 11,000 people. But the Texas Department of Criminal Justice requires parolees to com-

plete courses ranging from life skills to anger management before they are released.

Due to budget cuts and a lockdown to slow COVID-19, potential parolees are spending an extra six to nine months behind bars at taxpayer expense waiting for a class they should take online.

“If we would do the (courses) at the front-end, as soon as they have parole, they could leave,” said Scott Henson, policy director for the Innocence Project of Texas. “That would be another half-dozen prison units we can close.”

About half of the people in prison are there because they violated probation or parole. Half of those violations – about 12,000 a year – are for technical reasons, such as drinking alcohol, missing an appointment or testing positive for marijuana.

“That’s basically four or five prisons right there,” said Marc

Levin, an analyst for the conservative Texas Public Policy Foundation. “Changing the drug sentencing laws to redirect more people into drug courts and other alternatives is really important.”

Even a conservative like Levin, who runs the Right on Crime initiative, thinks we can release more people safely.

“We don’t want to have an automatic release of everybody, but I do think we should focus on certain cases, like geriatric cases and medically fragile, pregnant women,” Levin said. “The No. 1 factor is safety. Can we be assured that there is a low risk the person will commit a serious crime?”

Lance Lowry, vice president of the Correctional Officers Association of Texas, said reducing the prison population would improve everyone’s conditions.

About a third of people behind bars in Texas are released every

year, but only 21 percent of those will end up back in prison within three years.

“This agency has seen cuts over several economic downturns and hasn’t seen an upscale in its funding,” he said. “Low-level offenses where the evidence shows there is little chance they will offend again is an opportunity for savings.”

Every business leader knows the wisdom of rethinking assumptions, asking how to do things smarter, and wondering if they are really serving their customer. After the recent protests, the pandemic and an economic collapse, we need to reconsider everything, even who we lock in prison and why.

Tomlinson writes commentary about business, economics and policy.

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MAYOR

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businesses in that “bedrock” industry in San Antonio.

He nodded to Six Flags as an example of how local tourism businesses can safely restart their operation.

“The kinds of best practices and operational changes that (Six Flags) has made I think can be a real pace-setter in terms of how we can begin to open these kinds of facilities,” he said. “All of the businesses within the tourism industry here in San Antonio I think should follow that kind of model.”

Nirenberg said he supported an additional spending package from the federal government. He said future funds should go toward small business support and housing assistance, as well as aid for state and local governments, which are facing massive revenue shortfalls.

Congress set aside money at the onset of the pandemic for state and local governments. But those funds could only be used to address new



Bob Owen / Staff photographer

Mayor Ron Nirenberg says he supports an additional spending package from the federal government.

expenses related to the COVID-19 pandemic – such as increased medical costs and economic recovery initiatives.

The city of San Antonio is facing a \$200 million shortfall due to a

sharp drop in taxes collected from hotel occupancy and retail sales.

“We do know it’s going to be tight budgeting,” Nirenberg said. “You’re going to see that in the 2021 year.”

For 2021, Nirenberg said his top

goals also include expanding educational and job opportunities in low-income areas.

Beyond that, the recent killing of George Floyd in Minneapolis has heightened the need to reform the police union contract in San Antonio, he said.

“San Antonio quite simply has to get a fairer agreement with our police union in the next (collective bargaining agreement),” Nirenberg said. “We have to reform the provisions that prevent our chief of police from exerting his executive authority to make sure that we’re holding everyone accountable.”

He also said the city has to consider investing in poverty reduction and economic opportunity when budgeting for public safety in the future.

“This issue of equity is the bottom line when it comes to why so much of our country is gripped in demonstrations over injustice,” Nirenberg said. “2020 will be a pivotal year for the world.”

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