

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, December 5, 2019

9:00 AM

Municipal Plaza Building

The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:00 AM. Once convened, the City Council shall consider the following items no sooner than the designated times.

9:00AM: Call to Order

2:00PM: Plan Amendments and Zoning Cases

During the meeting, the City Council may meet in executive session in the "C" Room for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Members of the public may appear before the City Council to speak on any agenda item consistent with procedural rules governing City Council meetings and state law. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf.

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253

For additional information on any item on this agenda, please visit www.sanantonio.gov or call (210) 207-7080.

1. [19-8946](#) Invocation
2. [19-8947](#) Pledge of Allegiance
3. [19-8949](#) Approval of Minutes for the City Council Regular Meetings of October 2 - 3, 2019 and the Regular Meeting of October 16, 2019.

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR COUNCIL MEETING:

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. [19-8109](#) Ordinance ratifying a contract with Holt Texas, LTD. dba Holt Cat to replace an engine for a tub grinder located at the Bitters Brush Recycling Center for the Solid Waste Management Department for \$76,001.85. Funding is available from the FY 2020 Fleet Services Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. [19-8383](#) Ordinance approving a contract with San Antonio Spurs, L.L.C. for advertising and promoting the City's residential recycling program for an amount not to exceed \$195,000.00. Funding is available from the FY 2020 Solid Waste Operating and Maintenance Fund Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [19-8372](#) Ordinance approving a contract with RDO Equipment Co. for a wheeled skid loader for the Transportation and Capital Improvements for \$64,408.52. Funding is available from the FY 2020 Advanced Transportation District Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [19-8555](#) Ordinance approving a contract with Nardis, Inc. to provide the San Antonio Police Department, Park Police, Aviation Police and Fire Department with concealable body armor for an estimated annual cost of \$443,000.00. Funding is available in the respective departments' FY 2020 Adopted Budget in the General Fund and Airport Operating and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

8. [19-8487](#) Ordinance amending the professional services agreement with Kimley-Horn and Associates, Inc. to add preliminary engineering services, additional sub-surface surveys and additional design services for Airfield Improvements Packages 6 and 7 at San Antonio International in the amount not to exceed \$452,021.36 funded by interim airport financing and Federal Aviation Administration Airport Improvement Program grant within the FY 2020 - FY 2025 Capital Improvement Program Budget. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

9. [19-7509](#) Ordinance approving a construction contract with E-Z Bel Construction, LLC in the amount not to exceed \$1,490,624.22 of which \$232,345.67 will be reimbursed by San Antonio Water System and \$95,520.00 will be reimbursed by CPS Energy for the District 7 Drainage Improvements Project, a previously authorized debt funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

10. [19-7940](#) Ordinance approving five agreements for on-call professional landscape architectural consulting services with Bender Wells Clark Design, Dunaway Associates, LP, Halff Associates, Inc., Terra Design Group, Inc. and Vickery & Associates, Inc., each in an amount not to exceed \$400,000.00 per year. The term of the agreement is one year with optional one year extension. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

11. [19-7987](#) Ordinance approving a construction contract including one additive alternate with Industrial Construction Co. in the amount of \$211,899.00 for the Palo Alto Park project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

12. [19-8379](#) Ordinance approving a task order to a Job Order Contract with Jamail & Smith Construction, LP in an amount not to exceed \$328,321.00 for the Rosedale Park project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

13. [19-8413](#) Ordinance approving a construction contract with E-Z Bel Construction, LLC in the amount of \$896,608.67 of which \$20,330.00 will be reimbursed by San Antonio Water System and \$2,600.00 will be reimbursed by CPS Energy for the Jones Maltsberger Road / Burning Trail Intersection project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
14. [19-5964](#) Ordinance approving a Local On-System Agreement with the Texas Department of Transportation to allow the City to construct and maintain the roadway and provide traffic signal improvements within the right-of-way of State Highway 87, necessary for the completion of the S. Foster Road (Rigsby to 4,000'N) Project, a prior debt funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
15. [19-8770](#) Ordinance approving a Local On-System Agreement with the Texas Department of Transportation to allow the City to construct and maintain the roadway and drainage and provide traffic signal improvements within the right-of-way of FM 1957, necessary for the completion of the Military & Ingram Road Connectors Project, a 2017 Bond funded project. [Roderick Sanchez, Assistant Capital Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

Acquisition, Sale or Lease of Real Property

16. [19-8026](#) Ordinance approving a two year lease with Valkyrie Aviation, LLC for 228 square feet of office space within the Terminal Building at Stinson Municipal Airport. The lease will generate \$3,353.88 per year for the Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
17. [19-7870](#) Ordinance approving a six year lease with San Antonio Sports for 6,650 square feet of office space at the Alamodome and twenty parking spaces starting January 1, 2020, and ending December 31, 2025, with options to renew. Annual revenues of approximately \$79,628.03 will be deposited in the Community and Visitor Facilities Fund. [Carlos Contreras, Assistant City Manager; Patricia Muzquiz Cantor, Executive Director, Convention and Sports Facilities]
18. [19-7587](#) Ordinance approving a license agreement with Gigabit

Communications, LLC to use city rights-of-way to install a communications network. Estimated revenue of approximately \$20,000.00 will be deposited into the Information Technology Services Department Fund in accordance with the FY 2020 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

Grant Applications and Awards

19. [19-8082](#) Ordinance approving the submission of a grant application in an amount up to \$2,136,824.00 to the Office of National Drug Control Policy and the acceptance of funds, upon award, for a High Intensity Drug Trafficking Area grant for the grant period January 1, 2020, through December 31, 2021; and establishing a budget and personnel complement. [María Villagómez, Deputy City Manager; William McManus, Chief of Police]

City Code Amendments

20. [19-8780](#) Ordinance amending the City Code of San Antonio, Texas, Chapter 35, Unified Development Code, Section 35-310-01 Table 310-1 Lot and Building Dimensions Table, relating to Lot and Building Dimensions in "RM" and "MF" districts and providing for publication. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Boards, Commissions and Committee Appointments

21. [19-8531](#) Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2021 or for the terms shown below. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

A) Appointing Anthony Jarrett (District 6) to the City Bond Oversight Commission.

B) Appointing Brian M. Cox (District 10) to the Capital Improvements Advisory Committee.

C) Reappointing Bonnie Weed (District 6) to the Disability Access

Advisory Committee.

D) Appointing Michael Sanchez (District 4) to the City of San Antonio Higher Education Student Advisory Board.

E) Reappointing Margaret Hartman (District 2) and Jamie L Johnson (District 2) to the Tax Increment Reinvestment Zone No. 15 - North East Crossing.

F) Appointing Thad Rutherford (District 3) and reappointing Melissa Mahan (District 3) and Dan Crowley (District 3) to the Tax Increment Reinvestment Zone No. 28 - Verano Board.

G) Reappointing Jesse Zuniga Jr. (District 6) to the Building Standards Board.

H) Reappointing Alfred P. Rocha (District 5) to the Parks and Recreation Board.

I) Ordinance reappointing Valerie Moore (District 7) to the Animal Care Services Advisory Board for the remainder of an unexpired term of office to expire May 31, 2021; and waiving the City Code Residency Requirement in Chapter 2, Article IX, Section 2-259(b) for this appointment.

J) Appointing Stephanie Melchor (Mayoral) to the Affirmative Action Advisory Committee.

K) Appointing Jacqueline Campos (Mayoral) to the San Antonio Youth Commission.

L) Appointing Veronica Morales (District 5) to the Small Business Advocacy Committee.

M) Appointing David Berrocal Diaz-Faes (District 8) to the Port Authority of San Antonio.

N) Appointing Oliver Carr (District 6) to the City Commission on Veterans Affairs.

O) Appointing Erica Martinez (District 6) to the San Antonio Housing

Trust.

P) Appointing Elaine Kearney (Mayoral) to the Linear Creekway Parks Advisory Board.

Miscellaneous

22. [19-8768](#) Ordinance rescheduling City Council meetings in December 2019 and January 2020. [Leticia M. Vacek, City Clerk]
23. [19-8510](#) Resolution allocating the City's 895 votes for the City's Nominee, Roberto C. Treviño, to serve on the Bexar Appraisal District Board of Directors for a term of office to begin on January 1, 2020, and expire on December 31, 2021. [Leticia M. Vacek, City Clerk]
24. [19-8467](#) Ordinance approving the San Antonio Tourism Public Improvement District Final 2020 Service and Assessment Plan, the Final 2020 Assessment Roll, and maintaining the Assessment Rate for 2020 at 1.25% of the gross hotel room revenue subject to local hotel tax derived from an individual room rental of qualified rooms. [Carlos Contreras, Assistant City Manager; Patricia Muzquiz Cantor, Director, Convention and Sports Facilities]
25. [19-8499](#) Resolution of intent to create a Property Assessed Clean Energy (PACE) program within San Antonio's City Limits. [Carlos Contreras, Assistant City Manager; Alejandra Lopez, Interim Director, Economic Development]
26. [19-8132](#) Ordinance approving a contract with Clinical Pathology Laboratories, Inc. to provide medical laboratory testing services for the San Antonio Fire Department Wellness Center for an annual amount \$48,431.00 and a total estimated contract amount of \$242,155.00, for a term starting March 1, 2020 through February 28, 2023, with options to renew. Funding for this contract is available in the FY 2020 General Fund Budget with additional funding for future fiscal years subject to City Council appropriation of funds. [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]
27. [19-8444](#) Ordinance approving the renewal of a 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 \$797,265.00, for a term beginning January 1, 2020 and ending December 31, 2020. Funding is available in the Employee Benefits Insurance Fund FY 2020 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]

28. [19-8133](#) Ordinance amending the SA Tomorrow Area Planning Consultant Services – Year 2 Professional Services Agreement with Moore Iacofano Goltsman, Inc. pertaining to the Phase 2 Sub-Area Plans to allow Spanish translation of adopted plans and the creation of dual-language websites, and extending the term to June 2021, for the an additional amount of \$116,070.00, and for a total contract amount not to exceed \$1,171,070.00. Funding for this amendment is included in the FY 2020 General Fund Budget. [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning]
29. [19-8348](#) Ordinance authorizing a professional services agreement with Moore Iacofano Goltsman, Inc. for consulting services related to Phase 3 and Phase 4 of the SA Tomorrow Sub-Area Planning Program in an amount not to exceed \$2,281,000.00 from the FY 2020 Adopted General Fund budget. Services will include extensive community engagement for and the development of four Regional Center Plans and eight Community Plans. [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning]
30. [19-7768](#) Ordinance amending an Interlocal Agreement with the City of Converse which implement a series of municipal boundary adjustments and extraterritorial jurisdiction releases from San Antonio to Converse in eastern Bexar County. [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning]
31. [19-7997](#) Ordinance adopting the Downtown Area Regional Center Plan as a component of the Comprehensive Master Plan of the City, for a 6.4-square mile area generally bound by Interstate Highway 10 and Interstate Highway 35 to the north; Austin Street, Duval, Milam, Cherry, West Boyer, West High Avenue, and Aberdeen Place to the east; Interstate Highway 10, South Presa Street, East Mitchell Street, Parker, School Street, Roosevelt Avenue, Hansford Street, Mission Road, and Theo Avenue to the south; and Interstate Highway 35, Interstate Highway 10, South Flores Street, West Cevallos, Alazan Creek, San Marcos, West Martin Street, and North Colorado Street to

the west. [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning]

32. [19-8477](#) Ordinance renewing a cooperative agreement with Bexar County which allows the County to provide mandatory residential Solid Waste collection and disposal services for Bexar County's Camelot II neighborhood located within the City's extraterritorial jurisdiction. [Roderick Sanchez, Assistant City Manager; David W. McCary, Director, Solid Waste Management]
33. [19-7984](#) Ordinance amending the existing organics materials processing contract with New Earth, Inc., to extend the term by one year, increase the per ton processing fee from \$16.50 to \$24.00 and purchase up to 75,000 cubic yards of finished compost at \$14.00 per cubic yard. [Roderick J. Sanchez, Assistant City Manager; David W. McCary, Solid Waste Management Department]
34. [19-8948](#) Approving the following two items relating to the creation of the Thea Meadows Tax Increment Reinvestment Zone #36: [Lori Houston, Assistant City Manager; Veronica R. Soto, Director, Neighborhood and Housing Services]
- 34A. [19-8694](#) Ordinance approving the designation of Thea Meadows TIRZ Number 36 located in Council District 3 on the southeast side of San Antonio northwest of the intersection of South W.W. White Road and S.E. Military Drive by creating a nine member Board of Directors, establishing the effective start date and termination date of the zone, approving the preliminary finance plan, approving a Development Agreement, and establishing a tax increment fund.
- 34B. [19-8951](#) Appointing John Vernon York, Jeffrey Allen McKinnie, Joshua Cullen Dym, Steve Jeffrey Honigblum, Timothy Mark Elphick, Allen Douglas Hoover, and Sha-Rone Caffie-Reyes to serve on the Thea Meadows TIRZ #36 Board of Directors for a two year term from the date of appointment.

City Manager's Report

35. [19-8950](#) City Manager's Report

THE CITY COUNCIL WILL RECESS FOR LUNCH AT NOON AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS

2:00 P.M. TIME CERTAIN ITEMS (may be heard after this time): Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services.

- 36.** [19-8455](#) ALCOHOL VARIANCE # AV2019011 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance to Muhammad Ramzan, for a Convenience Store and Gas Station by authorizing the sale of alcoholic beverages on Lot 18, NCB 11684, located at 3819 West Avenue for off-premise consumption within three-hundred (300) feet of West Avenue Elementary School, a public education institution. (Continued from November 7, 2019.)
- Z-1.** [19-7607](#) ZONING CASE Z-2019-10700187 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA HS RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District, "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and "MF-25" Multi Family District to "IDZ-3 HL RIO-4 NCD-1 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 39 dwelling units, and a Hotel and "IDZ-3 NCD-1 AHOD" High Intensity Infill Development Zone South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 39 dwelling units, and a Hotel (all overlays remain the same) on Lot 9, the west 42.8 feet of the south 22 feet of Lot 10 , the north 125 feet of Lot 10 and the east 46.2 feet of the south 22 feet of Lot 10, NCB 2979, located at 141 Jacobs, 143 Jacobs, 1714 South Saint Mary's Street and 1722 South Saint Mary's Street. Staff and Zoning Commission recommend Approval.

- Z-2.** [19-8384](#) ZONING CASE Z-2019-10700193 S (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-3NA S NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 1 and Lot 2, Block 19, NCB 6418, located at 738 West Hildebrand Avenue. Staff and Zoning Commission recommend Approval, with Conditions.
- Z-3.** [19-8391](#) ZONING CASE Z-2019-10700248 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "R-3 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on the North 37.5-feet of the South 75-feet of Lots 1-4, Block 5, NCB 1783, located at 1019 Capitol Avenue. Staff and Zoning Commission recommend Approval.
- Z-4.** [19-8547](#) ZONING CASE Z-2019-10700254 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 66, Block 3, NCB 2159, located at 241 Rounds Street. Staff and Zoning Commission recommend Approval.
- Z-5.** [19-8729](#) ZONING CASE Z-2019-10700293 S (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with Specific Use Authorization for a Parking Lot - Noncommercial on the south 93 feet of Lot 2, Block 215, NCB 3942, located at 1443 West Hildebrand Avenue. Staff recommends Approval. Zoning Commission recommendation pending the December 3, 2019 hearing.
- P-1.** [19-8557](#) PLAN AMENDMENT CASE PA-2019-11600080 (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 from "Low Density Residential" to "Neighborhood

Commercial" on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate 35. Staff recommends Denial. Planning Commission recommendation pending the November 27, 2019 hearing. (Associated Zoning Case Z-2019-10700208)

- Z-6.** [19-8545](#) ZONING CASE Z-2019-10700208 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate Highway 35. Staff and Zoning Commission recommend Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2019-11600080)
- Z-7.** [19-8558](#) ZONING CASE Z-2019-10700220 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 18 and the east 9 feet of Lot 17, Block 4, NCB 1422, located at 419 Belmont. Staff recommends Denial. Zoning Commission recommends Approval.
- Z-8.** [19-8386](#) ZONING CASE Z-2019-10700222 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 S MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on 3.637 acres out of NCB 16612, generally located southwest of the intersection of Summer Fest Drive and North Foster Road. Staff and Zoning Commission recommend Approval.

- P-2.** [19-8456](#) PLAN AMENDMENT CASE PA-2019-11600069 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” and “Parks Open Space” to “High Density Residential” on 42.98 acres out of NCB 18239, located at 5645 Sinclair Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700239) (Continued from November 7, 2019.)
- Z-9.** [19-8457](#) ZONING CASE Z-2019-10700239 (Council District 2): Ordinance amending the Zoning District Boundary from “NP-10 MLOD-3 MLR-1” Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to “R-4 MLOD-3 MLR-1” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 36.96 acres out of NCB 18239 and “MF-33 MLOD-3 MLR-1” Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 42.98 acres out of NCB 18239, located at 5645 Sinclair Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600069) (Continued from November 7, 2019.)
- Z-10.** [19-8458](#) ZONING CASE Z-2019-10700241 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) residential units on Lots 15 and 16, Block 58, NCB 1586, located at 203 Denver Boulevard. Staff and Zoning Commission recommend Approval. (Continued from November 7, 2019.)
- P-3.** [19-8403](#) PLAN AMENDMENT CASE PA-2019-11600071 (Council District 2): Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” to “Mixed Use” on 2.90 acres out of NCB 656, located at 1008 Hoefgen Avenue, 1010 Hoefgen Avenue, 1010 Hoefgen Avenue 1, and 509 Delaware Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700252)
- Z-11.** [19-8402](#) ZONING CASE Z-2019-10700252 (Council District 2): Ordinance

amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS AHOD" General Industrial Historic Significant Landmark Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units and "IDZ-3 HL AHOD" High Intensity Infill Development Zone Historic Significant Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, an Extended Stay Hotel, and multi-family dwelling units not to exceed 570 units (all overlays remain the same) on 2.90 acres out of NCB 656, located at 1008 Hoefgen Avenue, 1010 Hoefgen Avenue, 1010 Hoefgen Avenue 1, and 509 Delaware Street. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA2019-11600071)

Z-12. [19-8542](#) ZONING CASE Z-2019-10700255 CD (Council District 2): Ordinance amending the Zoning District Boundary from "AE-3 HS EP-1 MLOD-3 MLR-2" Arts and Entertainment Historic Landmark Parking/Traffic Control Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD HS EP-1 MLOD-3 MLR-2" Commercial Historic Landmark Parking/Traffic Control Overlay Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for a Human Services Campus on Lot 7, NCB 10241, located at 3310 East Commerce Street. Staff and Zoning Commission recommend Denial.

Z-13. [19-8747](#) ZONING CASE Z-2019-10700273 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ RIO-1 DN UC-2 NCD-9 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District on Lot 1, Lot 2, the south 25 feet of Lot 3, the north 25 feet of Lot 3, and the south 40 feet of Lot 4, Block 27, NCB 1764, located at 2000 Broadway Street. Staff and Zoning Commission recommend Approval.

- P-4.** [19-8705](#) PLAN AMENDMENT CASE PA-2019-11600077 (Council District 2): Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "High Density Residential" on 18.007 acres out of NCB 16551, located Northwest of Weichold Road and East Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700276)
- Z-14.** [19-8699](#) ZONING CASE Z-2019-10700276 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 18.007 acres out of NCB 16551, located Northwest of Weichold Road and East Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600077)
- Z-15.** [19-8728](#) ZONING CASE Z-2019-10700290 (Council District 2): Ordinance amending the Zoning District Boundary from "IDZ RIO-2 DN UC-2 AHOD" Low Intensity Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "O-2" High-Rise Office District to "IDZ-3 RIO-2 DN UC-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District and "O-2" High-Rise Office District (to amend the site plan) on Lot 1 and the south 3.5 feet of Lot 2, Block 20, NCB 977, located at 1900 Broadway Street. Staff recommends Approval. Zoning Commission recommendation pending the December 3, 2019 hearing.
- Z-16.** [19-8563](#) ZONING CASE Z-2019-10700234 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Three (3) Dwelling Units on Lot 19, Block 2, NCB 3067, located at 231 Chicago Boulevard. Staff and Zoning Commission recommend Approval.
- P-5.** [19-8706](#) PLAN AMENDMENT CASE PA-2019-11600078 (Council District 4):

Ordinance amending the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "High Density Residential" on 15.975 acres out of NCB 15248, located in the 9100 Block of Excellence Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700277)

- Z-17.** [19-8700](#) ZONING CASE Z-2019-10700277 (Council District 4): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 15.975 acres out of NCB 15248, located in the 9100 Block of Excellence Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600078)
- Z-18.** [19-8543](#) ZONING CASE Z-2019-10700251 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on Lot 8 and the northeast 11.05 feet of Lot 9, Block 3, NCB 2230, located at 1128 Morales Street. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Approval.
- P-6.** [19-8459](#) PLAN AMENDMENT CASE PA-2019-11600065 (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 from "Suburban Tier" to "General Urban Tier" on Lot 14, Lot 15, Lot 29, and Lot 30, Block 12, NCB 16522, located at 6402 Tahoka Boulevard, 6406 Tahoka Boulevard, 6403 Marcum Drive, and 6407 Marcum Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700223) (Continued from November 7, 2019.)
- Z-19.** [19-8460](#) ZONING CASE Z-2019-10700223 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and

“C-3NA S MLOD-2 MLR-1 AHOD” General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization to allow a Cabinet Shop to “MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 14, Lot 15, Lot 29, and Lot 30, Block 12, NCB 16522, located at 6402 Tahoka Boulevard, 6406 Tahoka Boulevard, 6403 Marcum Drive, and 6407 Marcum Drive. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2019-11600065) (Continued from November 7, 2019.)

- Z-20.** [19-8385](#) ZONING CASE Z-2019-10700203 (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-40 AHOD" Multi-Family Airport Hazard Overlay District on Lot 1 and Lot 2, Block 2, NCB 13301 and Lot 1 and Lot 2, Block 3, NCB 13302, generally located northeast of the intersection of West Loop 410 and Pin Oak Drive. Staff and Zoning Commission recommend Approval.
- Z-21.** [19-8501](#) ZONING CASE Z-2019-10700181 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 UC-1 MLOD-1 MLR-1 AHOD ERZD" Residential Single-Family Loop N 1604 W Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 UC-1 MLOD-1 MLR-1 AHOD ERZD" Commercial Loop N 1604 W Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District on 0.496 acres out of NCB 17700, located at 4545 North Loop 1604 West. Staff and Zoning Commission recommend Approval.
- P-7.** [19-8726](#) PLAN AMENDMENT CASE PA-2019-11600075 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Mixed Use Center” to "General Urban Tier" on the north 62.5 feet of Lot 3 and the north 62.5 feet of Lot 6, Block 11, NCB 14695, generally located in the 8000 block of Oakland Road. Staff and

Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700278)

- Z-22.** [19-8702](#) ZONING CASE Z-2019-10700278 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "MF-18" Multi-Family District on the north 62.5 feet of Lot 3 and the north 62.5 feet of Lot 6, Block 11, NCB 14695, generally located in the 8000 block of Oakland Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600075)
- Z-23.** [19-8500](#) ZONING CASE Z-2019-10700195 CD ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2 ERZD" Residential Single Family Camp Bullis Military Overlay Military Lighting Region 1 Edwards Recharge Zone District to "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single Family Camp Bullis Military Overlay Military Lighting Region 1 Edwards Recharge Zone District with Conditional Use to allow for an assisted living facility with up to sixteen (16) residents on Lot 1 and the West 45 Feet of Lot 2, NCB 14843, located at 2104 Pipestone Drive. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval, with Conditions.
- Z-24.** [19-8400](#) ZONING CASE Z-2019-10700247 CD (Council District 9): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Library (Private) on Lot 35, Block 13, NCB 13162, located at 903 Melissa Drive. Staff and Zoning Commission recommend Approval.
- Z-25.** [19-7506](#) ZONING CASE Z-2019-10700146 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 14, Block 4, NCB 12574, located at 9010 Tesoro Drive. Staff recommends Approval. Zoning Commission recommends Denial for lack of a motion.

ADJOURNMENT

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.