

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Thursday, December 6, 2018**

**9:00 AM**

**Municipal Plaza Building**

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The City Council shall convene and hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building within the City Hall Complex beginning at 9:00 AM. After the meeting is convened, the City Council shall consider the following items no sooner than the designated times, but may consider them at a later time.

**9:00AM: Call to Order**

**2:00PM: Plan Amendments and Zoning Cases**

At any time 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.

Citizens may appear before the City Council to speak for, against, or on any item on this agenda, in accordance with procedural rules governing City Council meetings. 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. Accessible Visitor Parking Spaces are located at City Hall, 100 Military Plaza, north side. 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](http://www.sanantonio.gov) or call 207-7080.

1. [18-6582](#) Invocation
2. [18-6583](#) Pledge of Allegiance
3. [18-6584](#) Approval of Minutes of the Regular City Council Meetings of October 31 - November 1, 2018

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

**ACTION ITEMS FOR STAFF BRIEFING**

4. [18-6593](#) Items relating to the creation of the San Antonio Tourism Public Improvement District:
- 4A. [18-6625](#) Public Hearings on the advisability of creating a Tourism Public Improvement District and the Assessment Rate of 1.25% of gross short-term room rental revenue as a special assessment on qualifying property within the Tourism Public Improvement District boundaries.
- 4B. [18-6613](#) Certification of petitions to create a Tourism Public Improvement District. [Leticia M. Vacek, City Clerk]
- 4C. [18-6626](#) Ordinance establishing the San Antonio Tourism Public Improvement District; specifying the nature and cost of the proposed improvements; establishing District boundaries; specifying the method of assessment; providing for the apportionment of costs between the City and the District; levying an assessment rate of 1.25% of the gross short-term room rental revenue of qualified hotels within the District; and providing for the method of payment of the assessment. [Ben Gorzell, Chief Financial Officer]

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

5. [18-5946](#) Ordinance approving a contract with Cyclone Technology, LLC to provide airport rubber and paint build-up removal services on an as-needed basis for the Aviation Department for an estimated annual cost of \$204,000.00, funded from the department's FY 2019 Airport Operations and Maintenance Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer,

Finance]

6. [18-6201](#) Ordinance approving a contract with Booker's Tree Service, LLC to provide as needed tree and palm maintenance and removal services for an estimated annual cost of \$157,000.00, funded from the Center City Development and Operations FY 2019 Adopted General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Chief Financial Officer]
  
7. [18-6296](#) Ordinance approving a contract with Selrico Services, Inc. to provide custodial services for the Department of Human Services, San Antonio Fire Department, San Antonio Police Department, the Solid Waste Management Department, and the Transportation and Capital Improvements Department for an estimated cost of \$1,100,000.00 annually, funded from each department's respective FY 2019 Adopted Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
  
8. [18-6140](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$130,000.00 annually, included in the respective department's FY 2019 Adopted Budget:  
(A) Fun Abounds, Inc. for wood fiber playground chips; and  
(B) Salt Exchange, Inc. for salt pellets.  
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

### Capital Improvements

9. [18-6256](#) Ordinance awarding a construction contract, including an additive alternate, to J. Sanchez Contracting in the amount of \$2,615,850.21 to perform construction work in connection with the Espada Trail Connection project located in Council District 3. Funding for this project is available from the Sales Tax Proposition 2 Linear Creekway Parks and included in the FY 2019 Capital Budget. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]
  
10. [18-4594](#) Ordinance awarding a construction contract to D&G Energy Corporation for the Traffic Signal Installation Package B, a Tax Notes funded project, in the amount of \$591,989.00 to construct three traffic signals located in Council Districts 3 and 5. [Peter Zanoni, Deputy City

Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

11. [18-5606](#) Ordinance amending the funding agreement with the Guadalupe Cultural Arts Center in an amount not to exceed \$450,000.00 for continued improvements to the interior of the facility, supporting the Guadalupe Cultural Arts Center Project, a 2017-2022 Bond Funded project located in Council District 5. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
  
12. [18-5962](#) Ordinance awarding a construction contract to FRS Trenchcore, Inc. in the amount of \$204,737.76 for HVAC Upgrades and Perimeter Fence Replacement Project for the Department of Human Services Head Start Administration Building located in Council District 5. Funding for this project is available from previously authorized funds from the Head Start Federal Grant Program. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
  
13. [18-5994](#) Ordinance extending the 2015 Job Order Contracts to March 31, 2019 and an increase in an amount not to exceed \$200,000.00 for each of the following nine contractors: Alpha Building Corporation, Con-Cor Inc., F.A. Nunnally Company, Jamco Ventures, LLC, Jamail & Smith Construction, LP, Kencon Constructors/Construction Managers, Ltd., Straight Line Management, LLC, Tejas Premier Building Contractor, Inc. and The Sabinal Group for the use of Job Order Contracting as an alternative project delivery method for construction, renovation, rehabilitation and maintenance for projects in City facilities. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
  
14. [18-6101](#) Ordinance approving Agreements for the Street Maintenance Program with Ford Engineering, Inc., Fernandez, Frazer, White and Associates, Inc., Mendez Engineering, PLCC., and HNTB Corporation in the amount not to exceed \$1,500,000.00, \$750,000.00, \$250,000.00 and \$750,000.00, respectively, for a term of one year to provide Civil Engineering Services for street rehabilitation projects. Funding is available in the General Fund, Advanced Transportation District (ATD) Fund, Certificates of Obligation, and Tax Notes. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital

## Improvements]

**Acquisition, Sale or Lease of Real Property**

15. [18-6153](#) Ordinance approving a five-year lease extension with Real Futures, LLC for the San Antonio Metropolitan Health District's continued operation of the Women, Infants, and Children (WIC) clinic located at 6723 South Flores Street, Suite 101. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]
16. [18-6292](#) Ordinance approving Amendment #2 to the Antenna License Agreement with TEGNA d/b/a KENS TV for equipment at the Tower of the Americas extending the Agreement through December 31, 2023 for a total revenue of \$141,314.00 over the five-year renewal term. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]
17. [18-4463](#) Approving the following items related to Brooklyn Avenue (area located between Burnet Street and Live Oak Street) in City Council District 2: [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
- 17A. [18-6623](#) Ordinance accepting a portion of Brooklyn Avenue between Burnet Street and Live Oak Street from the Texas Department of Transportation. Payment for the property has been waived by TxDOT under the Texas Transportation Code 202.021(e), and the City of San Antonio will assume jurisdiction, control and maintenance of the right-of-way for public purpose.
- 17B. [18-6624](#) Ordinance approving the declaration and sale of surplus property being a 7 foot wide section of unimproved right-of-way containing 0.049 of an acre (2,153 square feet) adjacent to Brooklyn Avenue between Live Oak Street and Burnet Street for a fee of \$26,643.38 to be deposited into the General Fund.

**Miscellaneous**

18. [18-6215](#) Ordinance approving a five-year concessions agreement with Jacobsen/Daniels Associates, LLC dba Fly-Away Valet to operate valet services at the San Antonio International Airport with a minimum annual guarantee of \$200,000.00 which will be deposited into the

Aviation Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

19. [18-6342](#) Ordinance awarding \$1,250,000.00 in FY 2019 HOME Investment Partnerships Program (HOME) funding and \$3,250,000.00 in FY 2019 Community Development Block Grant (CDBG) funding as Affordable Rental Housing Development Gap Financing to the following affordable housing development projects:
- (1) up to \$1,250,000.00 in HOME funding and up to \$1,100,000.00 in CDBG funding to Alsbury Apartments;
  - (2) up to \$900,000.00 in CDBG funding to Village at Roosevelt; and
  - (3) up to \$1,250,000.00 in CDBG funding to Majestic Ranch Apartments;
- with a total of 30 HOME-assisted affordable housing units and 300 CDBG-assisted affordable housing units which exceeds the City's fiscal year 2019 performance goal of 111 affordable units for these funding sources. [Peter Zaroni, Deputy City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

#### City Manager's Report

20. [18-6585](#) 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.**

- Z-1.** [18-6209](#) ZONING CASE # Z2018101 CD (Council District 1): 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 a Professional Office on Lot 1, Block 3, NCB 10024, located at 273 Redrock Drive. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from November 1, 2018)
- Z-2.** [18-6349](#) ZONING CASE # Z2018232 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential

Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "RM-6 NCD-5 AHOD" Residential Mixed Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 27, Block 1, NCB 3596, located at 115 Aganier Avenue. Staff and Zoning Commission recommend Approval.

- Z-3.** [18-6345](#) ZONING CASE # Z2018325 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 HS RIO-7E AHOD" General Industrial Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District to "IDZ HS RIO-7E AHOD" Infill Development Zone Historic Significant River Improvement Overlay-7E Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family at 42 Dwelling Units, Bar/Tavern, and a Hotel on 0.428 acres out of NCB 1009, located at 1425 South Flores Street. Staff recommends Approval. Zoning Commission recommendation pending the December 4, 2018 hearing.
- Z-4.** [18-6355](#) ZONING CASE # Z2018337 (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Outside Storage to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Twelve (12) Residential Units on 0.844 acres out of NCB 11882, located at 1519 and 1523 East Sandalwood Lane. Staff and Zoning Commission recommend Approval.
- P-1.** [18-6362](#) PLAN AMENDMENT CASE # 18101 (Council District 1): Ordinance amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" and "Neighborhood Commercial" to "Community Commercial" on Lot 2 through Lot 10 and P-100, Block 48, NCB 2742 and Lot 10, Block 2, NCB 3244, located at 1414 Fredericksburg Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018344)
- Z-5.** [18-6361](#) ZONING CASE # Z2018344 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-2NA UC-3 AHOD" Commercial Nonalcoholic Sales Fredericksburg Road Urban Corridor Airport Hazard Overlay District, "C-2NA HL UC-3 AHOD"

Commercial Nonalcoholic Sales Historic Landmark Fredericksburg Road Urban Corridor Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 UC-3 AHOD" Commercial Fredericksburg Road Urban Corridor Airport Hazard Overlay District, and "C-2 HL UC-3 AHOD" Commercial Historic Landmark Fredericksburg Road Urban Corridor Airport Hazard Overlay District on Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10 and P-100, Block 48, NCB 2742 and Lot 10, Block 2, NCB 3244, located at 1414 Fredericksburg Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18101)

- Z-6.** [18-6363](#) ZONING CASE # Z2018347 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 UC-4 AHOD" General Industrial North St. Mary's Street Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre and "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre on 1.164 acres out of NCB 3029 and NCB 6789, located at 715-731 East Locust and 326-328 West Grayson. Staff and Zoning Commission recommend Approval.
- Z-7.** [18-6520](#) ZONING CASE # Z-2018-900004 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for a single-family residential unit on Lot 19, NCB 3053, located at 130 Valero Street. Staff and Zoning Commission recommend Approval.
- Z-8.** [18-6517](#) ZONING CASE # Z2018341 (Council Districts 2, 3, and 10): Ordinance amending 35.339.04 of Chapter 35, Unified Development Code, Military Lighting Overlay Districts, Designation Criteria to include Martindale Army Air Field and 35.339.05 (c) to add Martindale Army Air Field (MSAO-2) and to apply Zoning Overlays on multiple lots, generally located on multiple addresses extending within 5 miles from the perimeter boundaries surrounding Martindale Army Airfield for "MLOD-3" Martindale Military Lighting Overlay District with applicable "MLR-1" Military Lighting Region 1 for properties within 3



miles from the boundary of Martindale Army Airfield and “MLR-2” Military Lighting Region 2 for properties located from 3 miles to 5 miles from the boundary of Martindale Army Airfield and “MSAO-2” Martindale Military Sound Attenuation Overlay District to the base zoning district for property located up to 5 miles from the boundary of Martindale Army Airfield. Staff and Zoning Commission recommend Approval.

- P-2.** [18-6352](#) PLAN AMENDMENT CASE # 18041 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Business Park” and “Medium Density Residential” to “Industrial” on 414.422 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098 and “Medium Density Residential” on 172.149 acres out of NCB 12867 and NCB 35098, generally located northwest of Foster Road and FM 1346. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018128)
- Z-9.** [18-6347](#) ZONING CASE # Z2018128 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "UD AHOD" Urban Development Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 414.422 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098 and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 172.149 acres out of NCB 12867 and NCB 35098, generally located northwest of Foster Road and FM 1346. Staff and Zoning Commission recommend Approval, pending the Plan Amendment. (Associated Plan Amendment 18041)
- P-3.** [18-4138](#) PLAN AMENDMENT CASE # 18051 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Regional Commercial” on Lot 24, Lot 25, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31 and the south 40-feet of Lot 32, Block 5, NCB 12875, located at 403, 415 and 431 Stutts Drive. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018171)

- Z-10.** [18-3720](#) ZONING CASE # Z2018171 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 24, Lot 25, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31 and the south 40-feet of Lot 32, Block 5, NCB 12875, located at 403, 415, and 431 Stutts Drive. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment 18051)
- P-4.** [18-6028](#) PLAN AMENDMENT CASE # 18100 (Council District 3): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "General Urban Tier" to "Regional Center" on 0.0263 acres out of NCB 9314, located at 930 Southwest Military Drive. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018314 S)
- Z-11.** [18-6029](#) ZONING CASE # Z2018314 S (Council District 3): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA S MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization to allow for a Specified Financial Institution on 0.0263 acres out of NCB 9314, located at 930 Southwest Military Drive. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment 18100)
- P-5.** [18-6399](#) PLAN AMENDMENT CASE # 18108 (Council District 3): Ordinance amending the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Community Commercial" on Lot 19, Block 8, NCB 10943, located at 1031 Hot Wells Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018351 CD)
- Z-12.** [18-6365](#) ZONING CASE # Z2018351 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3NA CD AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay

District with Conditional Use for Food and Dairy Products Processing, Packaging and Storage, and "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on 0.190 acres out of NCB 10943 and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Food Products - Processing on 0.189 out of NCB 10943, located at 1007 and 1031 Hot Wells Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18108)

- Z-13.** [18-6002](#) ZONING CASE # Z2018329 S (Council District 4): 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 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on Lot 21, Block 45, NCB 19300, located at 10131 Potranco Road. Staff and Zoning Commission recommend Approval.
- P-6.** [18-6359](#) PLAN AMENDMENT CASE # 18106 (Council District 4): Ordinance amending the Nogalitos/S. Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on Lot 408, NCB 7853, located at 6614 South Zarzamora Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018342)
- Z-14.** [18-6358](#) ZONING CASE # Z2018342 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "IDZ MLOD-2 MLR-1 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 408, NCB 7853, located at 6614 South Zarzamora Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18106)
- Z-15.** [18-6360](#) ZONING CASE # Z2018343 CD (Council District 4): Ordinance

amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Bar/Tavern on Lot P-12, ABS 16, NCB 15318, located at 121 Whitewood Drive. Staff and Zoning Commission recommend Approval.

- Z-16.** [18-6357](#) ZONING CASE # Z2018339 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for two (2) residential dwelling units on Lot 10 and the West 60.1-feet of Lot 8 and Lot 9, Block 2, NCB 6313, located at 542 Brady Boulevard. Staff and Zoning Commission recommend Approval.
- Z-17.** [18-6566](#) ZONING CASE # Z2018256 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 15, Block 1, NCB 15586, located at 2311 Westward Drive. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Denial. (Continued from November 15, 2018)
- Z-18.** [18-5705](#) ZONING CASE # Z2018285 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-13K, P-13L, P-B12, TR M, C-13, Block 62, NCB 13942, located at 1621 South Callaghan Road. Staff and Zoning Commission recommend Denial. (Continued from October 4, 2018)

- P-7.** [18-6006](#) PLAN AMENDMENT CASE # 18094 (Council District 6): Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks and Open Space” to “Community Commercial” on 2.64 acres out of NCB 15098, generally located on Culebra Road between Les Harrison Drive and Selene Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018332)
- Z-19.** [18-6009](#) ZONING CASE # Z2018332 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District and “C-3R” General Commercial Restrictive Alcoholic Sales District to "C-2NA" Commercial Nonalcoholic Sales District on 2.64 acres out of NCB 15098, generally located on Culebra Road between Les Harrison Drive and Selene Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18094)
- Z-20.** [18-6364](#) ZONING CASE # Z2018349 (Council District 6): Ordinance amending the Zoning District Boundary from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Lackland Military Lighting Region 1 Airport Hazard Overlay District on Lot 5, Block 8, NCB 15570, located at 7318 West Military Drive. Staff and Zoning Commission recommend Approval.
- Z-21.** [18-6346](#) ZONING CASE # Z2018331 (Council District 7): Ordinance amending the Zoning District Boundary from "O-2 AHOD" Office High-Rise Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.229 acres out of NCB 18917, located at 5300 Heath Road. Staff and Zoning Commission recommend Approval.
- P-8.** [18-6015](#) PLAN AMENDMENT CASE # 18097 (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 “Rural Estate Tier” to “Suburban Tier” on 31.915 acres out of NCB 34727, NCB 34760, and NCB 18333, located at 6940 Heuermann Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018336)

- Z-22.** [18-6011](#) ZONING CASE # Z2018336 (Council District 8): Ordinance amending the Zoning District Boundary from "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District and "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District to "MXD MSAO-1 MLOD-1" Mixed Use Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay District on 31.915 acres out of NCB 34727, NCB 34760, NCB 18333, located at 6940 Heurman Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18097)
- P-9.** [18-6354](#) PLAN AMENDMENT CASE # 18096 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks and Open Space" to "Public Institutional" and to amend the North Sector Plan, by changing the future land use from "Suburban Tier" to "Civic Center" on 17.68 acres out of NCB 14945, generally located southwest of Thousand Oaks and Schertz Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018335)
- Z-23.** [18-6351](#) ZONING CASE # Z2018335 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District and "O-1 AHOD" Office Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 17.68 acres out of NCB 14945, generally located southwest of Thousand Oaks Drive and Schertz Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18096)

## 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.