

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, December 1, 2016

9:00 AM

Municipal Plaza Building

The City Council shall hold its regular meetings 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 time certain items no sooner than the designated times, but may consider them at a later time.

9:00AM: Invocation and Approval of Minutes

12:00PM: Lunch Break

2:00PM: Neighborhood Plan and Zone Amendments

6:00PM: Adjourn

At any time during the meeting, the City Council may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Citizens may appear before the City Council to speak for or against 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.

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

The City Council of San Antonio will convene in the Norma S. Rodriguez Council Chamber, Municipal Plaza Building in a Regular Council Meeting at 9:00 A.M.

1. [16-5923](#) Invocation by Pastor Kevin Barthold, The Hills Church, guest of Councilmember Rey Saldaña, District 4.

2. [16-5924](#) Pledge of Allegiance
3. [16-5925](#) Approval of Minutes for the Regular City Council Meetings of October 12 - 13, 2016

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

ACTION ITEMS FOR STAFF BRIEFING

4. [16-5900](#) A Public hearing and consideration of the following items related to the full purpose annexation of areas within the US 281 Commercial Corridor save and except areas designated for development agreements, and 37 parcels in Comal County and three parcels in Bexar County and their adjoining US 281 Highway right of way; approving an Interlocal Agreement for fire services in the annexed area; adopting a Service Plan; adopting a Plan Amendment; and adopting Zoning District boundaries. 4A – 4E can be voted on individually or as a group.
- 4A. [16-5766](#) An Ordinance allowing Development Agreements between the City of San Antonio and six owners of property appraised for ad valorem tax purposes as agricultural, wildlife management or timber use and removal from the US 281 Commercial Corridor Full Purpose Annexation Areas to guarantee continued extraterritorial status for a period of 10 years. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning and Community Development]
- 4B. [16-5534](#) An Ordinance providing for the extension of the City of San Antonio limits by the annexation of the US 281 Commercial Corridor consisting of approximately 1.9 square miles, within San Antonio's extraterritorial jurisdiction (ETJ) in Bexar County and Comal County, save and except 37 parcels in Comal County and three parcels in Bexar County and their adjoining US 281 Highway right of way, and being a variable width of up to 4,000 feet along the US 281 North right-of-way, beginning at the City limits of San Antonio south of Marshall Road and Northwind Boulevard in Bexar County and continuing north along US 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County; waiving Chapter 11 of the City Code regarding sale of fireworks, Articles III and IV referencing fireworks for the period of December 31, 2016 until January 2, 2017; establishing an effective date of December 31, 2016 for the annexation, and adopting a Service

Plan for the area. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Department of Planning and Community Development]

- 4C.** [16-5918](#) An Ordinance authorizing a Interlocal Agreement with Bexar County Emergency Services District No. 3 to provide automatic aid first responder services to the newly annexed area inside the incorporated city limits of San Antonio. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
- 4D.** [16-5490](#) PLAN AMENDMENT # 16082 (Council District 9): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1224 acres in Bexar County and Comal County, Texas, from Agribusiness Tier, Civic Center, Country Tier, General Urban Tier, Natural Tier, Regional Center, Rural Estate Tier, and Suburban Tier to Agribusiness Tier, Civic Center, Country Tier, General Urban Tier, Natural Tier, Regional Center, Rural Estate Tier, and Suburban Tier, being a variable width of up to 4,000 feet along the U.S. 281 North right-of-way, beginning at the City limits of San Antonio south of Marshall Road and Northwind Boulevard in Bexar County and continuing north along U.S. 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County.
- 4E.** [16-5592](#) ZONING CASE # Z2016270 CD S ERZD (Council District 9): An Ordinance assigning zoning for properties located "OCL" Outside City Limits to "MXD" Mixed Use District, "NP-15" Neighborhood Preservation District, "C-2" Commercial District, "C-3" General Commercial District, "MF-18" Limited Density Multi-Family District, "MF-25" Low Density Multi-Family District, "O-1.5" Mid Rise Office District, "R-20" Residential Single-Family District, "R-6" Residential Single-Family District, "RE" Residential Estate District, "RP" Resource Protection District, "C-1 S" Light Commercial District with Specific Use Authorization for a Wireless Communication System, "C-2 CD" Commercial District with Conditional Use for a Movie Theater, "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Machine Shop, "C-2 CD" Commercial District with Conditional Use for a Home Improvement Center with Outside Storage and Grocery Store, "C-2 CD" Commercial District with Conditional Use for Motor Vehicle Sales (Full Service), "C-2 CD" Commercial District with Conditional Use for a Carwash, "C-2 CD" Commercial District with Conditional Use for Feed, Seed, and Fertilizer Sales (With Outdoor Storage Permitted), "C-2 CD S" Commercial District with Conditional Use and Specific Use Authorization for a Carwash, "C-2

CD” Commercial District with Conditional Use for Motor Vehicle Sales, “C-2 CD S” Commercial District with Conditional Use and Specific Use Authorization for Boat and Marine – Storage (Outside Permitted), “C-2 CD” Commercial District with Conditional Use for Landscaping Materials – Sales and Storage, “C-2 CD S” Commercial District with Conditional Use and Specific Use Authorization for a Micro-distillery, “C-2 CD S” Commercial District with Conditional Use and Specific Use Authorization for Metal Products Fabrication, “C-3 CD S” General Commercial District with Conditional Use and Specific Use Authorization for Oversized Vehicle Sales, Service, or Storage and Boat and Marine Storage, “C-2 S” Commercial District with Specific Use Authorization for a Hospital, “C-2 S” Commercial District with Specific Use Authorization for a Hotel, “C-2 S” Commercial District with Specific Use Authorization for a Wireless Communication System, “C-2 S” Commercial District with Specific Use Authorization for a Golf Driving Range, “C-2 S” Commercial District with Specific Use Authorization for a Funeral Home or Undertaking Parlor and overlay Districts of “ERZD” Edwards Recharge Zone District, MLOD-1” Military Lighting Overlay District 1, and creating and assigning the “GC-3” US 281 North Gateway Corridor District, as applicable, located in the US 281 North Corridor Area consisting of approximately 1.9 square miles (1,224 acres) of San Antonio’s Extraterritorial Jurisdiction (ETJ), being a variable width of up to 4,000 feet along the U.S. 281 North right-of-way, beginning at the City limits of San Antonio south of Marshall Road and Northwind Boulevard in Bexar County and continuing north along U.S. 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5. [16-5604](#) An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$393,500.00: (A) Follett Higher Education Group, Inc. for textbooks, (B) Artesia Springs LLC for bottled water, (C) Flint Trading, Inc. for hot applied thermoplastic and permanent prefabricated pavement markings, (D) GT Distributors Inc. for Streamlight firefighter flashlights, batteries and ancillaries, and (E) LexisNexis Claims Solutions, Inc. for the LexisNexis Desk Officer Reporting System including implementation, maintenance and support. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer,

Finance]

6. [16-5890](#) Consideration of the following contracts related to the design and construction of the San Antonio River Barges: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
- 6A. [16-5958](#) An Ordinance authorizing a contract with Lake Assault Boats, LLC for the fabrication of forty-three new aluminum modular barges in an amount not to exceed \$6,500,000.00, funded from FY2017 - FY2022 Capital Improvement Program Budget.
- 6B. [16-5959](#) An Ordinance amending the professional services contract with METALAB to authorize additional design services in amount not to exceed \$55,070.00, for a total contract amount of \$454,282.00, funded from FY2017 General Fund Budget.

Capital Improvements

7. [16-5473](#) An Ordinance authorizing a change order with J3 Company LLC in the amount of \$400,000.00 for the Terminal Area Taxiway Improvements project - Package 2. [Carlos Contreras, Assistant City Manager]
8. [16-5391](#) An Ordinance for the Hail Damage Repair Project authorizing a task order for a Job Order Contract to Alpha Building Corporation to provide exterior building and roofing repairs for 21 City owned buildings in the amount of \$517,150.68 funded through a third party insurance claim with FM Global and a \$100,000.00 deductible funded from the FY 2017 General Fund Adopted Budget . [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
9. [16-5551](#) An Ordinance for Pearsall Park authorizing a task order to a Job Order Contract (JOC) with Kencon Constructors, LTD in the amount of \$240,610.00, a Certificates of Obligation and TIRZ Ridge Stone funded project, located in Council District 4. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvement]
10. [16-5667](#) An Ordinance for the Martin Luther King Park Improvements Project awarding a construction contract including three additive alternates to J3 Company, LLC in an amount of \$2,612,414.04, a 2012-2017

General Obligation Bond-funded Project located in Council District 2.
[Peter Zanoni, Deputy City Manager; Mike Frisbie, Director,
Transportation & Capital Improvements]

11. [16-5396](#) Consideration of the following two Task Order Contracts totaling \$6,689,327.50 for the FY 2017 Infrastructure Maintenance Program:
[Peter Zanoni, Deputy City Manager; Mike Frisbie, Director,
Transportation & Capital Improvements]
- 11A. [16-5960](#) An Ordinance awarding the 2017-2018 Task Order Contract for Flatwork and Street Improvements to San Antonio Concepts Construction, LLC, in an amount not to exceed \$3,324,550.00, of which \$85,750.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.
- 11B. [16-5961](#) An Ordinance awarding the 2017-2018 Task Order Contract for Flatwork and Street Improvements to FD Concrete, LLC, in an amount not to exceed \$3,364,777.50, of which \$130,177.50 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.

Acquisition, Sale or Lease of Real Property

12. [16-5776](#) An Ordinance authorizing a five-year lease agreement with Omninet Three GP, LLC for approximately 2,042 square feet of office space, located at 4335 Piedras Drive West, in Council District 7 for use by the Development Services Department Field Services Division. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development & Operations]

Grant Applications and Awards

13. [16-5771](#) An Ordinance approving the acceptance of \$2,005,701.00 in Community Services Block Grant funds, and the application for and acceptance of \$16,250.00 in discretionary funds for direct services, from the Texas Department of Housing and Community Affairs for the period January 1, 2017 through December 31, 2017, and approving budgets and a personnel complement of 26 grant-funded positions. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]
14. [16-5775](#) An Ordinance authorizing acceptance of a grant from the Alamo Area

Council of Governments in the amount of \$1,876,000.00 for the Senior Nutrition Program for the period of October 1, 2016 through September 30, 2017; authorizing a budget of \$5,366,111.00, which includes the grant funds, a cash match of \$3,437,111.00 and an estimated \$53,000.00 in client donations, and a personnel complement of 53 positions. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

Boards, Commissions and Committee Appointments

15. [16-5870](#) Appointing Kacy Cigarroa, Christopher C. Garcia, June R. Kachtik, Andrew M. Ozuna; Reappointing George W. Peck to the Planning Commission for an unexpired term of office to expire October 6, 2018; and appointing Casey J. Whittington for an unexpired term of office to expire October 6, 2017. [Leticia M. Vacek, City Clerk]

16. [16-5894](#) Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2017, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]
 - A) Appointing Erik K. Sanden (District 1) to the Parks and Recreation Board.

 - B) Appointing Joel R. Garcia (District 9) to the Historic and Design Review Board.

Miscellaneous

17. [16-5640](#) An Ordinance authorizing an amendment to the Chapter 380 Economic Development Loan Agreement with South Frio Development LLC to reduce the loan amount by \$150,000.00 and redefine the term “Student Housing”; and authorizing an assignment of the Agreement to 939 S. Frio Street LLC. [Lori Houston, Assistant City Manager; John Jacks, Interim Director, Center City Development and Operations]

18. [16-5641](#) An Ordinance authorizing an Economic Development Program Loan in an amount up to \$118,000.00 to Graystreet Partners for retail finish-out improvements at the Vogue Building located at 600 Navarro Street in City Council District 1. [Lori Houston, Assistant City

Manager; John Jacks, Interim Director, Center City Development and Operations]

19. [16-5742](#) An Ordinance approving a local contribution in the amount of \$115,055.00 to the Events Trust Fund in anticipation of reimbursement of up to \$834,144.00 from the Texas Governor's Office for eligible expenses related to the 2016 Shamrock Series Army vs. Notre Dame Football Game. [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]
20. [16-5722](#) An Ordinance authorizing a professional services contract with Mike Pietsch, P.E. Consulting Services, Inc. to provide consulting services to the San Antonio Fire Department in preparation of an evaluation by the Insurance Services Office for the amount of \$63,500.00. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
21. [16-5889](#) An Ordinance authorizing an Interlocal Agreement with the City of Converse for automatic aid first responder services for a period of three months in Council District 2. [Erik J. Walsh, Deputy City Manager; Charles N. Hood, Fire Chief]
22. [16-5639](#) An Ordinance authorizing the naming of the West End Park Pavilion located at the Frank Garrett Multi-Service Center in City Council District 1 as the "Verna Mae "Mama" Boone Pavilion." [Maria Villagomez, Assistant City Manager; Melody Woosley, Director, Human Services]
23. [16-5693](#) An Ordinance authorizing the reallocation of Fiscal Year 2017 General Funds in the amount of \$150,000, and authorizing the execution of a funding agreement with Haven for Hope of Bexar County for the Homeless Veterans Navigator Services program. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]
24. [16-4550](#) An Ordinance approving the Interlocal agreement with Bexar Metro 911 network for the purpose of defining roles and responsibilities for the installation, maintenance, and operation of 911 system and Public Safety Answering Points. [Ben Gorzell, Chief Financial Officer; Kevin Goodwin, Interim Director, Information Technology Services]
25. [16-5767](#) An Ordinance authorizing an agreement with Centro San Antonio for SAPD to provide certain police services for one year, with up to two one-year extensions, for an amount to the City up to \$76,500.00 per

year within the Centro Public Improvement District. [Erik Walsh, Deputy City Manager; William McManus, Chief, Police]

City Manager's Report

26. [16-5926](#) 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 Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services.

27. [16-4303](#) An Ordinance authorizing the street name change of "Enrique M Barrera Pkwy (Old Hwy 90 Memorial Designation)" to "Old Hwy 90" between the cross streets of U.S. Hwy 90 and Commerce Street in Council District 6. [Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services]
- Z-1. [16-5578](#) ZONING CASE # Z2016230 (Council District 1): An Ordinance amending the Zoning District Boundary from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "RM-4" Residential Mixed District, and Private Club with no cover charge or live entertainment three or more days per week on 0.289 acres out of NCB 70047, located at 102 West Josephine Street. Staff and Zoning Commission recommend Approval.
- Z-2. [16-5712](#) ZONING CASE # Z2016276 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "MF-25" Low-Density Multi-Family District on Lot 2, West 30 Feet of 3, East 70 Feet of 3, NCB 2979, located at 1619 and 1621 South Presa Street and 107 Jacobs Street.

Staff and Zoning Commission recommend Approval.

- P-1.** [16-5070](#) PLAN AMENDMENT # 16059 (Council District 2): An Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 16.055 acres of land out of NCB 12886, located at 1054 SE Loop 410 from "Urban Living" to "Industrial." Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016206)
- Z-3.** [16-5576](#) ZONING CASE # Z2016206 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 NA" General Commercial Non-Alcoholic Sales District, "I-1" General Industrial District and "NP-10" Neighborhood Preservation District to "I-1" General Industrial District on 16.055 acres out of NCB 12886, located at 1054 SE Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16059)
- P-2.** [16-5683](#) PLAN AMENDMENT # 16075 (Council District 2): An Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 15.83 acres out of NCB 10615, located at 4843 Lord Road from "Low Density Residential" to "High Density Residential". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016257)
- Z-4.** [16-5706](#) ZONING CASE # Z2016257 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "MF-25" Low Density Multi-Family District on 15.83 acres out of NCB 10615, located at 4843 Lord Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16075)
- Z-5.** [16-5710](#) ZONING CASE # Z2016274 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 HS NCD-9 AHOD" Commercial Historic Significant Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "IDZ HS NCD-9 AHOD" Infill Development Zone Historic Significant Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Meeting Facility on 12.643 acres out of NCB A-6, NCB A-47 and NCB 6300, located at

2222 N. Alamo Street. Staff and Zoning Commission recommend Approval.

- Z-6.** [16-5711](#) ZONING CASE # Z2016275 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District and "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Overlay Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Overlay Airport Hazard Overlay District on 12.824 acres out of NCB 13806, located at 10640 IH 35 North. Staff and Zoning Commission recommend Approval.
- P-3.** [16-5487](#) PLAN AMENDMENT # 16078 (Council District 3): An Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 7.321 acres out of NCB 11156, located in the 5300 block of Roosevelt Avenue from "Mixed Use" to "Regional Commercial". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016263)
- Z-7.** [16-5586](#) ZONING CASE # Z2016263 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MC-1 AHOD" General Industrial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MC-1 AHOD" General Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District on 7.321 acres out of NCB 11156, located in the 5300 Block of Roosevelt Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16078)
- P-4.** [16-5489](#) PLAN AMENDMENT # 16080 (Council District 3): An Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 17.665 acres out of NCB 10879, generally located South of Sidney Brooks Drive, West Aeromedical Drive, North of Louis Bauer

Drive and East of Old Corpus Christi Road from "Regional Commercial" to "Mixed Use". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016266)

- Z-8.** [16-5589](#) ZONING CASE # Z2016266 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with detached single-family residential uses up to 16 units per acre on 17.665 acres out of NCB 10879, generally located South of Sidney Brooks Drive, West Aeromedical Drive, North of Louis Bauer Drive and East of Old Corpus Christi Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16080)
- P-5.** [16-5829](#) PLAN AMENDMENT # 17002 (Council District 3 & 5): An Ordinance amending the Lone Star Community Plan, South Central San Antonio Community Plan, Stinson Airport Vicinity Land Use Plan, and Heritage South Sector Plan, components of the Comprehensive Master Plan of the City, by changing the land use classification of Certain Properties within the World Heritage Buffer Zone, generally located in the 100-3300 Block of Mission Rd., 9000-11000 Block of Espada Rd., 1000-7900 Block of South Presa St., 9000-10000 Block of Villamain, 10000-11000 Block of N. Center Rd., 100-300 Block of Yellowstone, 100-5900 Block of Roosevelt Ave., 9000-11000 Block of Southton Rd., 2000-3000 Block of Shane Rd., 1000-2000 Block of Braubach Rd., 100 Block of Woodhull, 100 Block of Huizar, 400-800 Block of Steves Ave., 100-200 Block of W. Mitchell St., 400-600 Block of Riverside Dr., 1800-1900 Block of E. Pyron Ave., 500 Block of Grove Ave., 700-1000 Block of Probandt St., 10000-11000 Block of Buescher Ln., 500-600 W. Highland Blvd., FM 1937, River Rd., River Way, San Juan, San Jose Dr., and Camino Coahuilteca, from Regional Commercial, High Density Mixed Use, Low Density Residential, Business Park, Mixed Use and Suburban Tier to Community Commercial, Low Density Mixed Use, High Density Mixed Use, Parks/Open Space, Mixed Use, Public Institutional, Country Tier and Natural Tier. Staff and Planning Commission recommend Approval.
- Z-9.** [16-5583](#) ZONING CASE # Z2016258 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD"

Commercial Airport Hazard Overlay District on Lot 1 & West 25 Feet of 2; Lots 3, 4 & East 25 Feet of 2; Lots 5, 6, and 7, Block 173, NCB 9457, located at 3505 Pleasanton Road. Staff and Zoning Commission recommend Approval.

- Z-10.** [16-5580](#) ZONING CASE # Z2016252 S (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Car Wash on Lot 4, Block 2, NCB 17550, located at 2558 Southwest Military Drive. Staff and Zoning Commission recommend Approval.
- Z-11.** [16-5577](#) ZONING CASE # Z2016217 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on E 50 feet of W 121 feet of Lot 1, and W 50 feet of E 80 feet of Lot 6, NCB A-15, located at 316 & 320 Clay Street. Staff and Zoning Commission recommend Approval.
- Z-12.** [16-5584](#) ZONING CASE # Z2016260 S (Council District 5): An Ordinance amending the Zoning District Boundary from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Agency on Lot 13, Block 2, NCB 8963, located at 700 Division Avenue. Staff and Zoning Commission recommend Approval.
- Z-13.** [16-5714](#) ZONING CASE # Z2016279 (Council District 5): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and Motor Vehicle Sales on 0.5022 acres out of NCB 3731, located at 179 Sims Avenue. Staff and Zoning Commission recommend Approval.
- Z-14.** [16-5718](#) ZONING CASE # Z2016280 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 H RIO-4 AHOD" Heavy Industrial Mission Historic River Improvement Overlay Airport Hazard Overlay District and "IDZ H RIO-4 AHOD" Infill Development

Zone Mission Historic River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "MF-40" Multi-Family District, Bar, Beer Garden, Micro- Brewery, and Hotel to "IDZ H RIO-4 AHOD" Infill Development Zone Mission Historic River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family uses not to exceed 150 units per acre, Bar with and without cover charge, Nightclub with and without cover charge, Parking Garage, Brewery, Alcohol Distillation, Winery with Bottling, Dance Hall, Live Entertainment with and without cover charge, Indoor Theater, Townhomes, Coffee Roasting, Bowling Alley, Performing Arts Center, Digital Display Monitor, Skating Rink - ice or roller skating, School - Private University or College, Food Service Establishment with cover charge 3 or more days per week, Beer Garden, Massage Parlor, Reception Hall/Meeting Facilities, Studio - Sound and Recording, Storage - outside, Outdoor Market/Farmers Market, Convenience Store with Gas and Carwash, Microbrewery, Hotel, and Hotel taller than 35 feet on Lot 24 and 21.575 acres out of NCB A-17, located in the 400 Block of Lonestar Boulevard. Staff and Zoning Commission recommend Approval.

- P-6.** [16-5743](#) PLAN AMENDMENT # 16069 (Council District 6): An Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 3, 4, and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 from "Rural Estate Tier" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016237 CD) (Continued from November 3, 2016)
- Z-15.** [16-5744](#) ZONING CASE # Z2016237 CD (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-2 CD" Commercial District with Conditional Use for an Indoor Gun Range on Lots 3, 4 and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16069) (Continued from November 3, 2016)
- Z-16.** [16-5708](#) ZONING CASE # Z2016268 S (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD"

General Commercial Airport Hazard Overlay District with Specific Use Authorization for an Auto Paint and Body Shop on Lot 1, Block, 1, NCB 17634, located at 11123 Military Drive. Staff and Zoning Commission recommend Approval.

- Z-17.** [16-5709](#) ZONING CASE # Z2016269 (Council District 6): An Ordinance amending the Zoning District Boundary from "I-1 MAOZ-2 AHOD" General Industrial Military Airport Overlay Airport Hazard Overlay District and "C-3NA MAOZ-2 AHOD" General Commercial Nonalcoholic Sales Military Airport Overlay Airport Hazard Overlay District to "L MAOZ-2 AHOD" Light Industrial Military Airport Overlay Airport Hazard Overlay District on Lot 17, Block 3, NCB 11379, located at 106 S. Callaghan Road. Staff and Zoning Commission recommend Approval.
- P-7.** [16-5688](#) PLAN AMENDMENT # 16087 (Council District 7): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 3, Block 1, NCB 13300, located at 4902, 4918, 4920, and 4924 Fredericksburg Road from "Mixed Use Center" to "Specialized Center". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016278)
- Z-18.** [16-5713](#) ZONING CASE # Z2016278 (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 3, Block 1, NCB 13300, located at 4902, 4918, 4920, and 4924 Fredericksburg Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16087)
- P-8.** [16-5486](#) PLAN AMENDMENT # 16077 (Council District 8): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 11.242 acres out of NCB 34721, located at 6770 Camp Bullis Road from "Mixed Use Center" to "Suburban Tier". Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016261)
- Z-19.** [16-5707](#) ZONING CASE # Z2016261 (Council District 8): An Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MSAO-1

AHOD" General Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District and "C-2 MLOD MSAO-1 AHOD" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District to "R-6 MLOD-1 MSAO-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay Airport Hazard Overlay District on 11.242 acres out of NCB 34721, located at 6770 Camp Bullis Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16077)

- Z-20.** [16-5588](#) ZONING CASE # Z2016265 CD (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "R-6 CD MLOD-1 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Airport Hazard Overlay District with Conditional Use for a Medical Clinic with Drugstore on Lot 25, Block 10, NCB 16968, located at 13213 George Road. Staff and Zoning Commission recommend Approval.
- Z-21.** [16-5587](#) ZONING CASE # Z2016264 (Council District 9): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 15, 16, 17, & 18, Block 6, NCB 11970, located at 610 East Ramsey Road. Staff and Zoning Commission recommend Approval.
- Z-22.** [16-5579](#) ZONING CASE # Z2016244 (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot P-1A, NCB 15723, located at 14500 Judson Road. Staff and Zoning Commission recommend Approval.
- Z-23.** [16-5582](#) ZONING CASE # Z2016231 (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "MPCD" Master Planned Community District on 31.0331 acres out of NCB 17365, located in the 17100 block of Bulverde Road.

Staff and Zoning Commission recommend Approval.

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.