

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, December 7, 2017

9:00 AM

Municipal Plaza Building

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 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 or call 207-7080.

1. [17-6516](#) Invocation
2. [17-6517](#) Pledge of Allegiance
3. [17-6518](#) Approval of Minutes for the City Council Regular Meetings of October 11 - 12, 2017

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

ACTION ITEMS FOR STAFF BRIEFING

4. [17-6271](#) An Ordinance approving 1) adjustments to the 2018 and 2019 residential, general, irrigation, wholesale and recycled class rates; 2) adjustments to various fees and charges related to services provided by SAWS and 3) amending the City Code. [Ben Gorzell, Chief Financial Officer; Robert R, Puente, President and CEO, San Antonio Water System]

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5. [17-5943](#) An Ordinance accepting the offer from Johnson Controls, Inc. to provide the San Antonio International Airport with a fire alarm system controls upgrade for a total cost of \$548,809.54, funded from Airport Capital Improvement Funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [17-5948](#) An Ordinance authorizing acceptance of a proposal from EMR Elevator, Inc. to provide elevator and escalator preventive maintenance at various facilities for Building and Equipment Services, Parks & Recreation, Center City Development, and the San Antonio Public Library for an estimated annual cost of \$601,574.00, funded from the FY 2018 Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [17-6047](#) An Ordinance ratifying a contract with Pearson Education, Inc. for the purchase of SAPD criminal investigation textbooks for a total cost of \$58,341.60, funded from the FY 2018 General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

8. [17-6045](#) An Ordinance authorizing a contract with Sage Pursuits, Inc. dba Envision Technology Partners, Inc. for eSAIRS Software Maintenance Agreement for an estimated annual cost of \$60,000.00 funded from the FY 2018 General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

9. [17-5643](#) An Ordinance for two 2017-2022 General Obligation Bond funded projects within the Medical Center, accepting the lowest responsive bid and awarding a construction contract to E-Z Bel Construction, LLC in the amount not to exceed \$4,610,951.39 of which \$344,967.00 will be reimbursed by San Antonio Water System to provide improvements at the Ewing Halsell Drive and Louis Pasteur intersection and the Louis Pasteur and Babcock Road intersection, both located in Council District 8. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
10. [17-6146](#) An Ordinance for the Phil Hardberger Park Maintenance Building accepting the lowest responsive bid and awarding a construction contract in the amount of \$505,000.00 to Crownhill Builders Inc., a Certificates of Obligation funded project located in Council Districts 8 and 9. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Acquisition, Sale or Lease of Real Property

11. [17-6275](#) An Ordinance approving the Market Square lease assignments of J. Anthony Leather Goods to Alfonso Ramos dba Woody's Bazaar and La Plaza Imports to Jose Velazquez dba Galleria Taxco II. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]
12. [17-6325](#) An Ordinance authorizing the first amendment to the Master Lease Agreement between the City of San Antonio and Google Fiber Texas, LLC cancelling the right of Google Fiber Texas, LLC to use 16 of 17 City property sites. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Boards, Commissions and Committee Appointments

13. [17-6396](#) Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2019, 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) Reappointing Henry Rodriguez (Mayoral) and Mary E. Rogers (District 7) to the Zoning Board of Adjustment.
- B) Reappointing David H. Walsworth (District 9) to the Parks and Recreation Board.
- C) Reappointing James W. Mock III (District 9) to the Port Authority of San Antonio.
- D) Appointing Erika Gonzalez-Reyes (Mayoral) to the Linear Creekway Parks Advisory Board.
- E) Appointing Audrey M. Herrera (Mayoral) to the San Antonio Youth Commission.
- F) Appointing Ramon A. Gonzales (District 7) to the City Commission on Veterans Affairs.
- G) Appointing Diana Sanchez Lira (District 7) to the Affirmative Action Advisory Committee.

Miscellaneous

14. [17-5842](#) An Ordinance authorizing an amendment to the advertising concessions agreement with Clear Channel Outdoor, Inc. at the San Antonio International Airport to extend the term for six months through April 30, 2018 and alter the revenue methodology to a direct monthly percentage of gross sales without a minimum guarantee requirement to mitigate revenue risk to the vendor as a result of the short-term lease extension. [Peter Zanoni, Deputy City Manager; Russell Handy, Director, Aviation]
15. [17-6181](#) An Ordinance authorizing the memorial street name designation of “Victoria Robles Memorial Way” for a portion of Brady Boulevard

between S. Zarzamora and S. Calaveras, located in Council District 5.
[Roderick J. Sanchez, Assistant City Manager; Mike Shannon,
Director, Development Services]

16. [17-6173](#) An Ordinance authorizing the approval of a Bexar County Tax Abatement Agreement in an amount not to exceed \$672,129.00 for the Heritage Plaza project located at 307 Dwyer and 410 South Main in Council District 1 and within the Houston Street Tax Increment Reinvestment Zone boundary as is required by State Law, to enable Bexar County to offer a tax abatement. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]
17. [17-6321](#) An Ordinance adopting a policy for the issuance of Resolutions of Support or No Objection for applicants seeking competitive (9%) and non-competitive (4%) Low Income Housing Tax Credits from the Texas Department of Housing and Community Affairs. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]

City Manager's Report

18. [17-6519](#) 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.

19. [17-6293](#) ALCOHOL VARIANCE # AV2018001 (Council District 2): An Ordinance granting a Variance to City Code 4-6(c)(1 and 3) and 4-6(d) (6) of the City Code and authorizing the sale of alcoholic beverages, located at 4301 Broadway for on-premise consumption within three-hundred (300) feet of Incarnate Word University, a Private education institution.
- Z-1. [17-5867](#) ZONING CASE # Z2017262 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill

Development Zone Airport Hazard Overlay District with uses permitted for 14 Single-Family Units on 1.012 acres out of NCB 11882, located at 1511 and 1515 East Sandalwood Lane. Staff and Zoning Commission recommend Approval.

- Z-2.** [17-5875](#) ZONING CASE # Z2017277 S (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 NA AHOD" Commercial Non Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facility with Alcohol Sales on Lots 7, 8, 9, 10, Block 2, NCB 1725, located 2030 North Main Street. Staff and Zoning Commission recommend Approval.
- P-1.** [17-6163](#) PLAN AMENDMENT CASE # 17077 (Council District 1): An Ordinance amending the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Mixed Use" on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017265) (Continued from November 2, 2017)
- Z-3.** [17-6164](#) ZONING CASE # Z2017265 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-2 NCD-5 AHOD" Commercial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17077) (Continued from November 2, 2017)
- P-2.** [17-6269](#) PLAN AMENDMENT CASE # 17086 (Council District 1): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "Regional Center" on Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996, located at 8406 and 8404 Speedway Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2017285)

- Z-4.** [17-6200](#) ZONING CASE # Z2017285 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial District to "C-3NA" General Commercial Nonalcoholic Sales District on Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996, located at 8404 and 8406 Speedway Drive. Staff recommends Denial. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17086)
- P-3.** [17-6352](#) PLAN AMENDMENT CASE # 18002 (Council District 1): An Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Community Commercial” to “Regional Commercial” on 2.942 acres out of NCB 11715, located at 9631 San Pedro Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017298 S)
- Z-5.** [17-6356](#) ZONING CASE # Z2017298 S (Council District 1): 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 "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Auto Paint and Body Shop – Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on 2.942 acres out of NCB 11715, located at 9631 San Pedro Avenue. Staff and Zoning Commission recommend Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 18002)
- Z-6.** [17-6183](#) ZONING CASE # Z2017297 S (Council District 1): 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 "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for an Auto Paint and Body Shop on Lot 51, Block 6, NCB 11716 and 3.247 acres of land out of NCB 11716, located at 9714 and 9626 San Pedro Avenue. Staff and Zoning Commission recommend Approval.
- P-4.** [17-5422](#) PLAN AMENDMENT CASE # 17071 (Council District 1): An Ordinance amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing

the future land use from "Neighborhood Commercial" to "Mixed Use" on 0.1490 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017236)

- Z-7.** [17-5618](#) ZONING CASE # Z2017236 (Council District 1): An 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 Boutique and a Duplex on 0.1490 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17071)
- Z-8.** [17-6375](#) ZONING CASE # Z2017299 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "PUD C-1" Planned Unit Development Light Commercial District and "C-3 NA" General Commercial Nonalcoholic Sales District to "R-6 CD" Residential Single-Family District with Conditional Use for an Assisted Living Facility with up to sixteen (16) residents on 0.494 acres out of NCB 10615, located in the 5000 Block of Waycross Lane. Staff and Zoning Commission recommend Approval.
- Z-9.** [17-6161](#) ZONING CASE # Z2017227 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Machinery, Tools, and Construction Equipment Sales and Service on Lots 14, 15, 16, 17, 18, Block 2, NCB 12872, located at 9292 NE Loop 410. Staff and Zoning Commission recommend Approval with Conditions. (Continued from October 19, 2017)
- Z-10.** [17-6058](#) ZONING CASE # Z2017282 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-5 H CD AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with Conditional Use for four Residential Single-Family Homes per lot on Lot 4 and Lot 5, Block A, NCB 1653, located at 914 and 918 North Pine Street. Staff and Zoning Commission recommend Approval.

- Z-11.** [17-5866](#) ZONING CASE # Z2017239 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with residential uses not to exceed 36 units per acre on 0.1846 acres out of NCB 590, located at 120 North Cherry Street and 122 North Cherry Street. Staff and Zoning Commission recommend Approval.
- P-5.** [17-6270](#) PLAN AMENDMENT CASE # 17081 (Council District 2): An Ordinance amending the IH-10 East Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks Open Space", "Low Density Residential", "Neighborhood Commercial", "Community Commercial", and "Industrial" to "Regional Commercial", "Light Industrial", and "Industrial" on 1,139 acres out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995, generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017272)
- Z-12.** [17-5870](#) ZONING CASE # Z2017272 (Council District 2): An Ordinance amending the Zoning District Boundary from "DR AHOD" Development Reserve Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District, and "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for Live Entertainment With Cover Charge 3 or More Days Per Week on approximately 1.78 square miles out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995, generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17081)
- P-6.** [17-6193](#) PLAN AMENDMENT CASE # 17087 (Council District 2): An 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 "Urban Living" to "Community Commercial"

on 3.113 acres out of NCB 18229, located at 12518 IH 10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017283)

- Z-13.** [17-6191](#) ZONING CASE # Z2017283 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Truck Maintenance and Repair on 3.113 acres out of NCB 18229, located at 12518 IH-10 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17087)
- Z-14.** [17-6350](#) ZONING CASE # Z2017281 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1" General Industrial, "C-2" Commercial District and "RM-4" Residential Mixed District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body- Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on Lot 29, NCB 10734 and 0.828 acres out of Lot 12, Block 2, NCB 10733, located 1231 and 1241 South WW White Road. Staff and Zoning Commission recommend Approval, with Conditions.
- P-7.** [17-6268](#) PLAN AMENDMENT CASE # 17093 (Council District 2): An 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 "Business Park" to "Industrial" on 19.43 acres out of NCB 10597, generally located in the 2100 block of Ackerman Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017301)
- Z-15.** [17-6186](#) ZONING CASE # Z2017301 S (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-2 S AHOD" Heavy Industrial Airport Hazard Overlay District with Specific Use Authorization for Used Automotive Parts Recycler on 19.43 acres out of NCB 10597, generally located in the 2100 block of Ackerman Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17093)

- Z-16.** [17-6182](#) ZONING CASE # Z2017295 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-2" Heavy Industrial District to "C-3" General Commercial District on 6.651 acres out of NCB 10571, located at 3855 North Panam Expressway. Staff and Zoning Commission recommend Approval.
- Z-17.** [17-5898](#) ZONING CASE # Z2017220 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 4 and 58, Block 46, NCB 11076, located at 650 and 654 West Petaluma Boulevard. Staff and Zoning Commission recommend Approval. (Continued from October 5, 2017)
- P-8.** [17-6178](#) PLAN AMENDMENT CASE # 17089 (Council District 3): An 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 Tract 8, NCB 10949, located at 4247 Clark Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017289)
- Z-18.** [17-6177](#) ZONING CASE # Z2017289 (Council District 3): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot Tract 8, NCB 10949, located at 4247 Clark Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17089)
- Z-19.** [17-6174](#) ZONING CASE # Z2017288 (Council District 3): An Ordinance amending the Zoning District Boundary from "O-2" High-Rise Office District to "C-2 NA" Commercial Nonalcoholic Sales District on Lot 27 and the East 44 feet of Lot 28, NCB 13575, located at 4127 East Southcross Boulevard. Staff and Zoning Commission recommend Approval.
- P-9.** [17-6377](#) PLAN AMENDMENT CASE # 17079 (Council District 4): An Ordinance amending the West/Southwest 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 Lot 9, Block 3, NCB 11257, located at 3830 SW Military Drive. Staff and Planning

Commission recommend Approval. (Associated Zoning Case Z2017267 CD)

- Z-20.** [17-6319](#) ZONING CASE # Z2017267 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Repair on Lot 9, Block 3, NCB 11257, located at 3830 SW Military Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17079)
- Z-21.** [17-6376](#) ZONING CASE # Z2017291 CD (Council District 5): An 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 Conditional Use for Four (4) Dwelling Units on Lot 7, Block 4, NCB 2354, located at 2124 Monterey Street. Staff and Zoning Commission recommend Denial.
- Z-22.** [17-6198](#) ZONING CASE # Z2017258 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on Lot 13 and Lot 14, Block 104, NCB 6668, located at 619 SW 24th Street. Staff and Zoning Commission recommend Approval with Conditions.
- Z-23.** [17-6165](#) ZONING CASE # Z2017269 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 396G, NCB 7853, located at 6623 South Zarzamora Street. Staff and Zoning Commission recommend Approval. (Continued from November 2, 2017)
- Z-24.** [17-6199](#) ZONING CASE # Z2017280 S (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for Private Social Club/Organization on 0.211 acres out of NCB 18284, located at 7616 Culebra Road. Staff and Zoning Commission recommend Approval.

- Z-25.** [17-6323](#) ZONING CASE # Z2017286 (Council District 7): 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-81 and Lot P-82, NCB 14618, located in the 6500 Block of Eckhert Boulevard. Staff recommends Approval. Zoning Commission recommendation pending December 5, 2017 hearing.
- Z-26.** [17-5865](#) ZONING CASE # Z2017214 (Council District 7): An Ordinance amending the Zoning District Boundary from "O-1 AHOD" Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.8914 of an acre out of NCB 17973, located at 7607 Eckhert Road. Staff and Zoning Commission recommend Approval.
- Z-27.** [17-5874](#) ZONING CASE # Z2017276 (Council District 7): An 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 10 and Lot 11, Block 3, NCB 18573, located at 7902 Mainland Drive. Staff and Zoning Commission recommend Approval.
- Z-28.** [17-6194](#) ZONING CASE # Z2017284 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lot 14, Block 1, NCB 15650, located at 6342 Wurzbach Road. Staff and Zoning Commission recommend Approval.
- P-10.** [17-6373](#) PLAN AMENDMENT CASE # 17092 (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 from "Rural Estate Tier" to "Suburban Tier" on Lot P-4A, NCB 18338, located at 23293 IH-10 West. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017294)
- Z-29.** [17-6180](#) ZONING CASE # Z2017294 (Council District 8): An Ordinance amending the Zoning District Boundary from "O-1 GC-1 UC-1 MSAO-1 MLOD-1" Office Hill Country Gateway Corridor I-10 West Scenic Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "C-2 GC-1 UC-1

MSAO-1 MLOD-1" Commercial Hill Country Gateway Corridor I-10 West Scenic Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on Lot P-4A, NCB 18338, located at 23293 IH-10 West. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17092)

- Z-30.** [17-6162](#) ZONING CASE # Z2017195 S (Council District 8): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 S" Commercial District with Specific Use Authorization for a Carwash on 1.54 acres out of Lot 13 and Lot 14, Block 2, NCB 14702, located at 9545 Huebner Road. Staff recommends Approval, with Conditions. Zoning Commission recommends Denial, due to lack of a motion. (Continued from October 19, 2017)
- Z-31.** [17-6195](#) ZONING CASE # Z2017217 S ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "ED MLOD-1 MSAO-1 ERZD" Entertainment District Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Edwards Recharge Zone District to "ED S MLOD-1 MSAO-1 ERZD" Entertainment District Camp Bullis Military Lighting Overlay Military Sound Attenuation Overlay Edwards Recharge Zone District with Specific Use Authorization for a Wireless Telecommunication Tower on 0.037 acres out of NCD 14859, located at 16416 La Cantera Parkway. Staff and Zoning Commission recommend Approval.
- P-11.** [17-6351](#) PLAN AMENDMENT CASE # 17091 (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 from "Mixed Use" to "Regional Center" on 2.706 acres out of NCB 14858, located in the 5400 Block of Presidio Parkway. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017300)
- Z-32.** [17-6185](#) ZONING CASE # Z2017300 (Council District 8): An Ordinance amending the Zoning District Boundary from "MPCD MLOD-1 AHOD" Master Planned Community Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-3 MLOD-1 AHOD" General Commercial Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on 2.706 acres out of NCB 14858, located in the 5400 Block of Presidio Parkway. Staff and Zoning Commission

recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17091)

- Z-33.** [17-6382](#) ZONING CASE # Z2018041 (Council District 8): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "MF-50" Multi-Family District on Lot 16, Block 1, NCB 15017, located at 11327 Expo Boulevard. Staff and Zoning Commission recommendation pending the December 5, 2017 hearing.
- P-12.** [17-6502](#) PLAN AMENDMENT CASE # 16086 (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 from "Suburban Tier" and "Specialized Center" to "Mixed Use Center" on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016277 ERZD) (Continued from June 1, 2017)
- Z-34.** [17-6503](#) ZONING CASE # Z2016277 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "QD CD S MSAO-1 MLOD-1 AHOD ERZD" Quarry Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Blasting, "C-2 MSAO-1 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District, "PUD R-6 MSAO-1 MLOD-1 AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MXD MSAO-1 MLOD-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16086) (Continued from June 1, 2017)

- Z-35.** [17-6197](#) ZONING CASE # Z2017260 S ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with Specific Use Authorization for a Hospital on Lot 6, Block 10, NCB 17727, located at 17903 Corporate Woods Drive. Staff and Zoning Commission recommend Approval.
- Z-36.** [17-6380](#) ZONING CASE # Z2017273 CD (Council District 9): An 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 Conditional Use for a Duplex on Lot 7, Block 8, NCB 13358, located 1022 Cerro Alto Drive. Staff and Zoning Commission recommend Denial.
- Z-37.** [17-6349](#) ZONING CASE # Z2017275 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Duplex on Lot 8, Block 13, NCB 16664, located at 13339 El Charro Street. Staff recommends Approval. Zoning Commission recommendation pending the December 5, 2017 hearing.
- Z-38.** [17-6179](#) ZONING CASE # Z2017293 (Council District 10): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 22.485 acres of land out of NCB 16587, located in the 15300 block of Topperwein Road. Staff and Zoning Commission recommend Approval.
- P-13.** [17-6390](#) PLAN AMENDMENT CASE # 17095 (Council District 10): An Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, by changing the future land use from "Low Density Residential" to "Community Commercial" on Lot 44, Block 1, NCB 14149, located at 4154 Swans Landing. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017306)
- Z-39.** [17-6392](#) ZONING CASE # Z2017306 (Council District 10): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise

Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 44, Block 1, NCB 14149, located at 4154 Swan's Landing. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17095)

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.