

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, August 2, 2018

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 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 or call 207-7080.

1. [18-4520](#) Invocation
2. [18-4521](#) Pledge of Allegiance
3. [18-4522](#) Approval of Minutes for the City Council Regular Meetings of June 6 - 7, 2018, June 13 - 14, 2018 and Special Meeting of June 14, 2018.

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

ACTION ITEMS FOR STAFF BRIEFING

4. [18-4378](#) Report on the examination of signatures on the Petition submitted to initiate an Earned Paid Sick Time Ordinance. [Leticia M. Vacek, City Clerk]
5. [18-4220](#) Resolution calling an election for annexations within a five mile radius of the Camp Bullis and Camp Stanley Military Bases and the Lackland Air Force Base and Medina Annex. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning]
6. [18-4308](#) Ordinance adopting the \$21,134,235 FY 2019 Action Plan and Budget for the four federal grant programs funded by the U.S. Department of Housing and Urban Development (HUD) which include the Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), HEARTH Emergency Solutions Grant (HESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program; authorizing a staff complement of 47 positions; and authorizing contracts to execute program budgets. [Peter Zanoni, Deputy City Manager; Veronica Soto, Director, Neighborhoods and Housing Services]

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

7. [18-3999](#) Ordinance approving the purchase of asphalt paving equipment and one flatbed truck for the Transportation and Capital Improvements Department from Associated Supply Company, Inc. dba ASCO Equipment Co., Cooper Equipment Company, Doggett Freightliner of South Texas, LLC, Grande Truck Center, Holt Texas, LTD. and Nueces Farm Center, Inc. dba Nueces Power Equipment for a total

cost of \$1,389,689.50, funded from FY 2018 Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

8. [18-4000](#) Ordinance approving the purchase of eight light and medium duty trucks from Grande Truck Center and Gunn Chevrolet, LTD for a total cost of \$385,151.00, funded from the FY 2018 Equipment Renewal and Replacement Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
9. [18-4125](#) Ordinance approving a contract with Allen W. Huelsebusch dba ADH Marketing to provide the San Antonio Fire Department (SAFD) with thermal imaging cameras for a total cost of \$199,750.00, funded from the FY 2018 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
10. [18-3998](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,330,000.00:
(A) James Lawnmower, DeWinne Equipment Co., and John H. Sorola, Inc. for lawn equipment parts and service; and
(B) Gear Cleaning Solutions, LLC for inspection, cleaning, alteration and repair services for bunker gear.
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

11. [18-4079](#) Ordinance approving a change order in the amount of \$131,658.72 for the \$2,377,480.80 Gillette Boulevard Street Reconstruction and Drainage Improvements Project, a 2016-2017 Storm Water Operation funded project, and authorizing payment to R.L. Jones LP, to resurface Gillette Boulevard from Garnett Avenue to Clamp Avenue, located in Council District 3. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Acquisition, Sale or Lease of Real Property

12. [18-3065](#) Ordinance closing, vacating and abandoning an unimproved 100-foot wide Public Right of Way between Medina Base Road and SW Military Drive, as requested by Julio Gonzalez, Estela Gonzalez and Julio Gonzalez Jr, for a fee of \$50,857.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital

Improvements]

13. [18-3215](#) Ordinance approving the closure, vacation and abandonment of an improved 14.8-foot wide alley located between Howard Street and N. Main Street as requested by Floresville/181 Lessee Incorporated, for a fee of \$70,744.00. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
14. [18-4135](#) Ordinance approving a lease agreement with Air Evac EMS, Inc. for Hangar 4 and ground space at the Stinson Municipal Airport for a maximum lease term of three years and generating \$35,223.96 in annual revenue. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]

Grant Applications and Awards

15. [18-4304](#) Ordinance approving the submission of a grant application to KaBoom! and acceptance upon award of a new playscape, at an estimated value of \$60,000.00, for Officer Richard Cuellar Park located in Council District 6; funding of \$28,500.00 for the KaBoom! contribution and associated site work will be provided through the Parks and Recreation Department General Fund operating budget, for a total estimated amount of \$88,500.00. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]
16. [18-4306](#) Ordinance approving the submission of a grant application and the acceptance of up to \$1,000,000.00 upon award from the Texas Parks & Wildlife Department for the Urban Outdoor Recreation Grant, as part of the Local Park Grant Program for park improvements at Pearsall Park located in Council District 4. [María D. Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

City Code Amendments

17. [18-4327](#) Ordinance amending Chapter 5 of the City Code to require animals be provided access to shade. [María Villagómez, Assistant City Manager; Heber Lefgren, Director, Animal Care Services]

Boards, Commissions and Committee Appointments

18. [18-4154](#) Approving the following Board, Commission and Committee

appointments for the remainder of unexpired terms to expire May 31, 2019. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

A) Appointing Micah Harper (District 5) to the Building Standards Board.

B) Appointing Anthony Alcoser (District 3) and April H. Thomason (District 9) to the Parks and Recreation Board.

C) Reappointing Steven Goldberg (District 8) to the Brooks Development Authority.

D) Appointing Maya J. Mackey (District 10) to the San Antonio Youth Commission.

E) Appointing John B. Elder (District 3) to the Citizens' Environmental Advisory Committee.

F) Reappointing Amy Hardberger (District 8) to the Capital Improvements Advisory Committee.

G) Appointing Martha Banda (District 2) to the Animal Care Service Advisory Board.

H) Appointing Rebecca A. Zertuche (District 7) to the SA2020 Commission on Education.

I) Reappointing Juan A. Landa (Mayoral) and Rod J. Radle (Mayoral) to the Hemisfair Park Area Redevelopment Corporation effective August 14, 2018.

Miscellaneous

19. [18-3627](#) Ordinance approving three professional service agreements in the amount not to exceed \$1,000,000.00 each with AECOM Technical Services, Inc., Freese and Nichols, Inc. and RS&H, Inc. to provide on-call environmental consulting services for the San Antonio Airport System for an initial period of three years with the option to extend for two, one-year periods. [Carlos Contreras, Assistant City Manager;

Russell Handy, Director, Aviation]

20. [18-4149](#) Ordinance approving three on-call material testing services agreements with Professional Service Industries, Inc., Raba Kistner, Inc. and Terracon Consultants, Inc., each in the amount not to exceed \$450,000.00 per contract, to provide as-needed construction material testing services for construction and planning projects in the San Antonio Airport System for a five-year term. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
21. [18-4399](#) Resolution to explore the feasibility of creating a Military Lighting Overlay District "MLOD" and Military Sound Attenuation Overlay District "MSAO" in the area of Martindale Army Air Field. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]
22. [18-4329](#) Resolution consenting to the request from Emergency Services District No. 11 to incur debt not in excess of \$500,000 to purchase firefighting equipment. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government and Public Affairs]
23. [18-4316](#) Ordinance amending an agreement with the University of Texas Health Science Center at San Antonio School of Dentistry to increase the total compensation to \$216,852.00, for the provision of dental services for a period ending August 31, 2018 for the San Antonio Metropolitan Health District's Oral Health Program. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]
24. [18-4318](#) Ordinance approving an agreement with the Southwest Texas Regional Advisory Council to provide funding in an amount not to exceed \$7,500.00 in support of a multiagency funded license for EverBridge software related to public health emergency preparedness activities for Bexar County for a period from July 1, 2018 through June 30, 2019. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

City Manager's Report

25. [18-4523](#) 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.

- P-1. [18-3200](#)** PLAN AMENDMENT CASE # 18046 (Council District 1): Ordinance amending the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Low Density Mixed Use” on 0.2831 acres out of NCB 2870, located at 146 Valdez Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z2018154)
- Z-1. [18-4210](#)** ZONING CASE # Z2018154 (Council District 1): 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 for five (5) Townhomes on 0.2831 acres out of NCB 2870, located at 146 Valdez Avenue. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommendation is forwarded as Denial, due to lack of a motion. (Associated Plan Amendment 18046)
- Z-2. [18-3860](#)** ZONING CASE # Z2018199 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 1, Lot 2, Lot 3, NCB 2930 and the west 11.27 feet of Lot 4, NCB 2930, located at 312 Hickman Street. Staff and Zoning Commission recommend Approval.
- P-2. [18-4139](#)** PLAN AMENDMENT CASE # 18061 (Council District 1): Ordinance amending the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Low Density Mixed Use” on 0.25 acres out of NCB 751 (save and except the west 5-feet of the south 100-feet), located at 919 West Poplar Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018203)

- Z-3.** [18-4213](#) ZONING CASE # Z2018203 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2P AHOD" Commercial Pedestrian Airport Hazard Overlay District on 0.25 acres out of NCB 751 (save and except the west 5-feet of the south 100-feet), located at 919 West Poplar Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18061)
- Z-4.** [18-4219](#) ZONING CASE # Z2018209 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for an Office Warehouse on the South 130-feet of Lot 10, Block 3, NCB 7239, located at 1238 Basse Road. Staff and Zoning Commission recommend Approval.
- Z-5.** [18-4289](#) ZONING CASE # Z2018194 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2P HS UC-4 AHOD" Commercial Pedestrian North Saint Mary's Urban Corridor Historic Significant Airport Hazard Overlay District to "C-2P UC-4 AHOD" Commercial Pedestrian North Saint Mary's Urban Corridor Airport Hazard Overlay District on 1.26 acres out of NCB 2870, located at 2734 North St. Mary's Street. Staff and Zoning Commission recommend Approval.
- P-3.** [18-4297](#) PLAN AMENDMENT CASE # 18072 (Council District 1): Ordinance amending the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Mixed Use" and "Low Density Residential" to "Low Density Mixed Use" on 0.628 acres out of NCB 2995, located at 305 East Courtland Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018235)
- Z-6.** [18-4296](#) ZONING CASE # Z2018235 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA H UC-5 AHOD" General Commercial Nonalcoholic Sales Tobin Hill Historic Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District and "C-3NA UC-5 AHOD" General Commercial Nonalcoholic Sales Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District to "IDZ H UC-5 AHOD" Infill Development Zone Tobin Hill

Historic Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District for nine (9) residential dwelling units and "IDZ UC-5 AHOD" Infill Development Zone Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District for nine (9) residential dwelling units on 0.628 acres out of NCB 2995, located at 305 East Courtland Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18072)

- P-4.** [18-4142](#) PLAN AMENDMENT CASE # 18065 (Council District 1): 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 Lot 6, Block 1, NCB 11883, located at 430 West Sunset Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018211)
- Z-7.** [18-4233](#) ZONING CASE # Z2018211 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 6, Block 1, NCB 11883, located at 430 West Sunset Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18065)
- Z-8.** [18-4236](#) ZONING CASE # Z2018213 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District on Lot 7, Block 14, NCB 717, located at 228 Barrera Street. Staff and Zoning Commission recommend Approval.
- P-5.** [18-4379](#) PLAN AMENDMENT CASE # 18038 (Council District 2): Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lot 2, Block 2, NCB 1266, located at 808 East Carson Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018125)
- Z-9.** [18-2984](#) ZONING CASE # Z2018125 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential

Single-Family Government Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Government Hill Historic Airport Hazard Overlay District on Lot 2, Block 2, NCB 1266, located at 808 East Carson. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18038)

- P-6.** [18-3026](#) PLAN AMENDMENT CASE # 18044 (Council District 2): Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lot 5 and the south 51 feet of Lot 4, Block 1, NCB 1265, located at 421 Pierce Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018139)
- Z-10.** [18-3486](#) ZONING CASE # Z2018139 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Government Hill Historic Airport Hazard Overlay District to "RM-5 H AHOD" Residential Mixed Government Hill Historic Airport Hazard Overlay District on Lot 5 and the south 51 feet of Lot 4, Block 1, NCB 1265, located at 421 Pierce Avenue. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 18044)
- P-7.** [18-4141](#) PLAN AMENDMENT CASE # 18064 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "High Density Mixed Use" on 0.49 acres out of NCB 10272, located at 502 Pecan Valley Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018210)
- Z-11.** [18-4221](#) ZONING CASE # Z2018210 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4" Residential Single-Family District to "C-2 NA" Commercial Nonalcoholic Sales District on 0.49 acres out of NCB 10272, located at 502 Pecan Valley Drive. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment 18064)
- Z-12.** [18-4292](#) ZONING CASE # Z2018227 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-3

H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on Lot 10, Block 15B, NCB 576, located at 919 East Crockett Street. Staff and Zoning Commission recommend Approval.

- Z-13.** [18-4234](#) ZONING CASE # Z2018212 HL (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "RM-4 HL AHOD" Residential Mixed Historic Landmark Airport Hazard Overlay District on Lot 18 and the West 50-feet of Lot 17, NCB 1393, located at 1503 Wyoming Street. Staff and Zoning Commission recommend Approval.
- Z-14.** [18-4240](#) ZONING CASE # Z2018217 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 H AHOD" Commercial Dignowity Hill Historic Airport Hazard Overlay District and "C-1 H AHOD" Light Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on 0.757 acres out of NCB 577, located at 1602 East Houston Street. Staff and Zoning Commission recommend Approval.
- P-8.** [18-3035](#) PLAN AMENDMENT CASE # 18036 (Council District 3): Ordinance amending the South Central San Antonio Community Plan, by changing the future land use from "Low Density Residential" to "Community Commercial" on the west 67.88 feet of the north 200 feet of Lot 5A, the south 169.6 feet of Lot 5A, and the north 219.5 feet of Lot 32, Block 6, NCB 10938, located at 740 Hot Wells Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018119 S)
- Z-15.** [18-4288](#) ZONING CASE # Z2018119 S (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel on the west 67.88 feet of the north 200 feet of Lot 5A and the south 169.6 feet of Lot 5A and the north 219.5 feet of Lot 32, Block 6, NCB 10938, located at 740 Hot Wells Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18036)

- Z-16.** [18-3042](#) ZONING CASE # Z2018137 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 CD MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Plumbing Company, "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay, and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ MC-1 AHOD" Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District, and "IDZ AHOD" Infill Development Zone Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on Lot 50, Lot 51, and Lot 52 save and except the west triangular 15 feet, Block 4, NCB 3000 and Lot 16, Block 3, NCB 6514, located at 1507 Roosevelt Avenue and 1515 Roosevelt Avenue. Staff and Zoning Commission recommend Approval.
- Z-17.** [18-3851](#) ZONING CASE # Z2018162 CD (Council District 3): 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 a Conditional Use for a Welding Shop with Screening of Outside Storage on Lot 9, Lot 10, Lot 11, and Lot 12, Block 169, NCB 9451, located at 3311 Commercial Street. Staff and Zoning Commission recommend Approval.
- Z-18.** [18-3854](#) ZONING CASE # Z2018195 CD (Council District 3): 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 a Conditional Use for a Barber or Beauty Shop on Lot 81, Block 2, NCB 7645, located at 1742 Commercial Avenue. Staff and Zoning Commission recommend Approval.
- Z-19.** [18-4238](#) ZONING CASE # Z2018216 CD (Council District 3): 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 a Conditional Use for Outside Storage (Open with no Screening Required) on 1.29 acres out of NCB 10866, located at 2902 Goliad Road. Staff and Zoning Commission recommended Approval.

- Z-20.** [18-4362](#) ZONING CASE # Z2018223 S (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Daycare Center on the north 179.6 feet of the south 531.79 feet of Lot TR-D, NCB 10977, located at 6824 Model Drive. Staff recommends Approval. Zoning Commission recommends Denial.
- P-9.** [18-3992](#) PLAN AMENDMENT CASE # 18062 (Council District 3): Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Parks/Open Space" on the south irregular 26.19 feet of Lot B2, NCB 7676 located at 142 Woodhull, and on the south irregular 61.35 feet of Lot B7, NCB 7676 located at 142 Woodhull and on the east triangular 44.61 feet of Lot B5 & Lot P-100, located at 3301 Mission Road; and from "Mixed Use" to "Public/Institutional" on Lot P-101H, NCB 7650 and on P-102, NCB 7650, located on South Presa Street near the intersection of Koehler Court. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017005 CD)
- Z-21.** [18-4209](#) ZONING CASE # Z2017005 CD (Council District 3 & 5): Ordinance changing various Zoning District Boundaries on multiple properties to "R-4"; "R-5"; "R-6"; "R-6 CD" with a Conditional Use for Two Dwelling Units; "R-6 CD" with a Conditional Use for Four Dwelling Units, "IDZ" with uses permitted in "MF-33" and "C-1"; "IDZ" with uses permitted in "C-2", Multi-Family Residential Uses Not to Exceed 55 Units Per Acre, Bar With and Without Cover Charge, Nightclub With or Without Cover Charge, Parking Garage, Brewery, Micro-brewery, Alcohol Distillation, Winery with Bottling, Dance Hall, Live Entertainment With/Without Cover Charge 3 or More Days Per Week, Townhomes, Coffee Roasting, Food Service Establishment With/Without Cover Charge 3 or More Days Per Week, Beer Garden, Reception Hall/Meeting Facilities, Outdoor Market/Farmer Market, Bed & Breakfast, Boarding Home, Hotel, Hotel Taller than 34 Feet, Water Distillation, Cosmetics Manufacturing or Processing, Fitness Center/Health Club, Natatorium, Recreational Vehicle Park, Flea Market-Indoor and Outdoor, Laboratory-Research or Testing, and Private Club; "IDZ" with uses permitted in "C-2," Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery,

Beer Garden and Hotel; “MF-33”; “IDZ” with uses permitted in “C-1” and Live Entertainment With/Without Cover Charge 3 or More Days Per Week, Reception Hall & Meeting Facilities; “IDZ” with uses permitted in “C-1” and Multi-Family Residential Uses Not to Exceed 55 Units per Acre; “C-1”; “C-2” “C-2NA” Commercial Nonalcoholic Sales District; “C-2 CD” with a Conditional Use for a Construction Contractor Facility; “C-3”; “FR” Farm and Ranch District; and “RP” Resource Protection District. All overlay districts remain unchanged. The properties are generally located within the World Heritage Buffer Zone area, and generally bounded by Cesar Chavez Boulevard to the north, Loop 1604 to the south, Flores Street and Pleasanton Road to the west, and Highway 281/IH 37 to the east. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommendation is forwarded as a Denial, due to lack of a motion. (Associated Plan Amendment 18062)

- Z-22.** [18-4356](#) ZONING CASE # Z2018244 (Council District 4): Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 22, NCB 9503, located at 2510 SW Military Drive. Staff and Zoning Commission recommend Approval.
- Z-23.** [18-4212](#) ZONING CASE # Z2018197 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 26.597 acres out of NCB 11212 and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 26.567 acres out of NCB 11212, located in the 9200 block of Somerset Road. Staff and Zoning Commission recommend Approval.
- Z-24.** [18-4300](#) ZONING CASE # Z2018236 CD (Council District 4): 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 2, Block 43, NCB 19300, located at 9927 Westover Bluff. Staff and Zoning Commission recommend Approval.
- Z-25.** [18-4244](#) ZONING CASE# Z2018222 (Council District 4): Ordinance amending the Zoning District Boundary from "FBZ AHOD" Form Based Zone

Airport Hazard Overlay District to "MF-25 AHOD" Multi-Family Airport Hazard Overlay District on 33.236 acres out of NCB 18087 and CB 4286 and "C-2 AHOD" Commercial Airport Hazard Overlay District on 5.992 acres out of NCB 18087 and CB 4286, located at 13527 S.W. Loop 410. Staff and Zoning Commission recommend Approval.

- Z-26.** [18-4358](#) ZONING CASE # Z2018202 (Council District 4): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 1, Block 6, NCB 9855, located at 403 Carmel Avenue. Staff recommends Denial. Zoning Commission recommends Approval.
- Z-27.** [18-4131](#) ZONING CASE # Z2018081 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "NC AHOD" Neighborhood Commercial Airport Hazard Overlay District on the South 85 feet of Lot 7C, Block 8, NCB 8084, located at 2015 El Jardin Road. Staff and Zoning Commission recommend Approval. (Continued from May 17, 2018 and June 21, 2018)
- Z-28.** [18-3996](#) ZONING CASE # Z2018190 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 RIO-4 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-4 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with Multi-Family uses not to exceed 80 units per acre on Lot 18 and Lot 20, NCB A-14, located at 400 Probandt Street. Staff and Zoning Commission recommend Approval.
- P-10.** [18-4323](#) PLAN AMENDMENT CASE # 18060 (Council District 5): Ordinance amending the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Low Density Residential" on Lot 15 and Lot 16, Block 10, NCB 8906, located at 2537 West Southcross Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018200)
- Z-29.** [18-4324](#) ZONING CASE # Z2018200 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family

Airport Hazard Overlay District on Lot 15 and Lot 16, Block 10, NCB 8906, located at 2537 West Southcross Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18060)

- Z-30.** [18-4214](#) ZONING CASE # Z2018204 CD (Council District 5): 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 Two (2) Dwelling Units on Lot 31 and Lot 32, NCB 2380, located at 527 South Nueces Street. Staff and Zoning Commission recommend Approval.
- Z-31.** [18-4293](#) ZONING CASE # Z2018229 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex on Lot 10, Block 3, NCB 8959, located at 834 Division Avenue. Staff and Zoning Commission recommend Approval.
- Z-32.** [18-4301](#) ZONING CASE # Z2018192 (Council District 5): Ordinance amending the Zoning District Boundary from "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales to "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot 108, NCB 7895, located at 5407 Interstate Highway 35 South. Staff and Zoning Commission recommend Approval.
- Z-33.** [18-4218](#) ZONING CASE # Z2018206 (Council District 6): Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District to "C-2" Commercial District on 2.621 acres out of NCB 18296, located in the 12300 Block of Culebra Road. Staff and Zoning Commission recommend Approval.
- P-11.** [18-4140](#) PLAN AMENDMENT CASE # 18063 (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 Lot P-12D, NCB 34732, located at 24129 Boerne Stage Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018205 S)

- Z-34.** [18-4217](#) ZONING CASE # Z2018205 S (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 GC-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District to "C-2 S GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay District with Specific Use Authorization for a Carwash on Lot P-12D, NCB 34732, located at 24129 Boerne Stage Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18063)
- Z-35.** [18-4290](#) ZONING CASE # Z2018226 (Council District 8): Ordinance amending the Zoning District Boundary from "O-2 UC-1 MSAO-1 MLOD-1 AHOD" High Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay District to "C-2 NA UC-1 MSAO-1 MLOD-1 AHOD" Commercial Non-Alcoholic Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay District on Lot P-24B, NCB 34725, located in the 6900 block of Camp Bullis Road. Staff and Zoning Commission recommend Approval.
- Z-36.** [18-4294](#) ZONING CASE # Z2018230 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District and "C-2" Commercial District to "R-4" Residential Single-Family District on Lot P-77A, NCB 14862, located at 5581 Prue Road. Staff and Zoning Commission recommend Approval.
- P-12.** [18-4340](#) PLAN AMENDMENT CASE # 18055 (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 "Agribusiness Tier" on Lot 52, Lot 53, Lot 54, and Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018177)
- Z-37.** [18-4075](#) ZONING CASE # Z2018177 S (Council District 8): Ordinance amending the Zoning District Boundary from "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "L S MLOD-1 MSAO-1" Light Industrial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District with a Specific Use Authorization for a Construction Contractor Facility

with Outside Storage on Lot 52, Lot 53, Lot 54, Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff recommends Denial. Zoning Commission recommends Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 18055)

- P-13.** [18-4133](#) PLAN AMENDMENT CASE # 18043 (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 "Mixed Use Center" on 21.27 acres out of CB 4719, located at 19389 Babcock Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018136) (Continued from June 21, 2018)
- Z-38.** [18-4134](#) ZONING CASE # Z2018136 (Council District 8): Ordinance amending the Zoning District Boundary from "RE MLOD-1 MSAO-1" Residential Estate Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "C-2NA MLOD-1 MSAO-1" Commercial Nonalcoholic Sales Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay on 3.60 acres out of CB 4719, located at 19389 Babcock Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18043) (Continued from June 21, 2018)
- Z-39.** [18-4132](#) ZONING CASE # Z2018156 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-20 MLOD-1 MSAO-1" Residential Single-Family Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District to "C-2 CD MLOD-1 MSAO-1" Commercial Camp Bullis Military Lighting Overlay Camp Bullis Military Sound Attenuation Overlay District with Conditional Use for a Construction Contractor Facility on 0.853 acres out of NCB 35733, located at 7081 Heuermann Road. Staff recommends Approval. Zoning Commission recommends Denial. (Continued from June 21, 2018)
- Z-40.** [18-3993](#) ZONING CASE # Z2018191 (Council District 8): 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 an Assisted Living Facility with up to fifteen (15) residents on 1.146 acres out of NCB 11623, located at 8005 Chambers Road. Staff and Zoning Commission recommend Approval.

- Z-41.** [18-4295](#) ZONING CASE # Z2018231 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office, Warehouse, Flex Space with No Outside Storage to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-8D, NCB 17757, located at 15621 O'Connor Road. Staff and Zoning Commission recommend Approval.
- Z-42.** [18-4303](#) ZONING CASE # Z2018237 (Council District 10): Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 19.118 acres out of NCB 13753, generally located southeast of Wetmore Road and Wurzbach Parkway. Staff and Zoning Commission recommend Approval.
- Z-43.** [18-4237](#) ZONING CASE # Z2018215 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 MC-3 AHOD" Commercial Austin Highway Metropolitan Corridor Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair and "C-2 CD MC-3 AHOD" Commercial Austin Highway Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on 1.463 acres out of NCB 8695, located at 1419 Austin Highway. Staff and Zoning Commission recommend Approval.
- P-14.** [18-4145](#) PLAN AMENDMENT CASE # 18066 (Council District 10): 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 "Specialized Center" on Lot 32 and Lot 33, NCB 14051 and 0.232 acres out of NCB 14051, located at 6614 and 6618 Topper Run. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018221)
- Z-44.** [18-4243](#) ZONING CASE # Z2018221 S (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 32 and Lot

33, Block 1, NCB 14051 and 0.232 acres out of NCB 14051, located at 6614 Topper Run & 6618 Topper Run. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18066)

- P-15.** [18-4147](#) PLAN AMENDMENT CASE # 18067 (Council District 10): Ordinance amending the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “ High Density Residential,” on Lot 7 and Lot 9, NCB 11926, located at 7538 Broadway Street and 7600 Broadway Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018220 CD)
- Z-45.** [18-4376](#) ZONING CASE # Z2018220 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-50 CD AHOD" Multi-Family Airport Hazard Overlay District with Conditional Use for Professional Office on Lot 7 and Lot 9, NCB 11926, located at 7538 Broadway Street and 7600 Broadway Street. Staff and Zoning Commission recommend Approval with Conditions, pending Plan Amendment. (Associated Plan Amendment 18067)

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.