

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

---

**Thursday, January 18, 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 for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Citizens may appear before the City Council to speak for, against, or on any item on this agenda, in accordance with procedural rules governing City Council meetings. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

### DISABILITY ACCESS STATEMENT

**This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Accessible Visitor Parking Spaces are located at City Hall, 100 Military Plaza, north side. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf.**

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

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call 207-7080.

1. [18-1329](#) Invocation
2. [18-1330](#) Pledge of Allegiance
3. [18-1331](#) Approval of Minutes for the City Council Regular Meetings of November 8 - 9, 2017 and November 29 - 30, 2017
4. [18-1332](#) Councilmember Greg Brockhouse will be sworn-in as Mayor Pro-Tem, serving the term January 20, 2018 through March 31, 2018.

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

5. [17-6693](#) An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$595,400.00: (A) BWI Companies, Inc., KBW Supply, and Lowe's Home Centers, LLC for horticultural supplies and tools, and (B) Cintas Corp. for the purchase of uniforms and accessories. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**Capital Improvements**

6. [17-6656](#) An Ordinance for the Salado Creek Tributary "B" Channel Stabilization Project, accepting the lowest responsive bid and awarding a construction contract in the amount of \$1,125,187.72 to Curran Contracting Company, a 2007 Bond Savings and Storm Water Regional Facilities funded project, located in Council District 2. [Peter Zandoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

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

7. [17-6404](#) An Ordinance authorizing the acquisition of 3 acres of real property from Rosillo Creek Development Ltd. for the construction of a new fire station for the Foster Road Annexation Area in Council District 2 for an amount not-to-exceed \$180,000.00. [Erik Walsh, Deputy City Manager, Mike Frisbie, Director, Transportation & Capital

Improvements]

8. [17-6533](#) An Ordinance authorizing the acquisition through negotiation or condemnation of interests in land sufficient for project purpose of privately-owned real property and declaring the project to be public use project and a public necessity for the acquisition of real property interests related to the Martinez Creek Sewer Project along Martinez Creek starting at Perez Street going North and terminating at Huisache Street located in Council District 1. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
9. [17-6526](#) An Ordinance authorizing the closure, vacation and abandonment of 1.473 acres of public waterway right-of-way located downtown between East Market Street and East Commerce Street, near Bowie Street in Council District 1, as requested by the City of San Antonio to update property legal descriptions. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

#### **Grant Applications and Awards**

10. [18-1172](#) An Ordinance authorizing the submission of a grant application for, and acceptance upon award, of up to \$250,000.00 from the Office of the Texas Division of Emergency Management for the 2018 Emergency Management Performance Grant to prevent, respond to, and recover from acts of terrorism and natural disasters; authorizing an in-kind matching contribution of up to \$250,000.00; and authorizing a personnel complement of 2 positions. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]

#### **Boards, Commissions and Committee Appointments**

11. [18-1305](#) 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) Appointing Emily Fleisher (District 6) to the San Antonio Arts Commission.

B) Reappointing Anne C. Larme (District 1) to the Disability Access Advisory Committee.

C) Reappointing Danniella Ongmanchi (District 10) to the San Antonio Youth Commission.

12. [18-1306](#) Appointing Linda Lopez-George and Reappointing Lester W. Bryant to the Goal Setting Committee for the remainder of unexpired one-year terms of office to expire January 18, 2019. [Leticia M. Vacek, City Clerk]

### Miscellaneous

13. [17-6746](#) An Ordinance authorizing the execution of two Joint Use Agreements with San Antonio Water System (SAWS) to allow SAWS access to property at the San Antonio International Airport for the replacement of existing SAWS sewer pipes. [Peter Zanoni, Deputy City Manager; Russell Handy, Director, Aviation]
14. [18-1424](#) An Ordinance authorizing the execution of a Funding Agreement with the Bexar County Performing Arts Center Foundation in the amount of \$368,400.00 to support the San Antonio Symphony. [Lori Houston, Assistant City Manager]
15. [18-1161](#) An Ordinance approving a local contribution in the amount of \$16,000.00 to the Events Trust Fund in anticipation of reimbursement of up to \$116,000.00 from the Texas State Governor's Office for the 2018 Society of Critical Care Medicine's 47th Critical Care Congress. [Carlos Contreras, Assistant City Manager; Michael Sawaya, Director, Convention & Sports Facilities]
16. [18-1078](#) An Ordinance authorizing an Interlocal Agreement between the City of San Antonio, Bexar County, and Texas Parks and Wildlife Department for implementation of the initial and continuing monitoring and management of Karst Fauna Areas within Government Canyon State Natural Area as part of the implementation of the Southern Edwards Plateau-Habitat Conservation Plan (SEP-HCP). [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]
17. [18-1275](#) An Ordinance authorizing a contract with Haven for Hope of Bexar

County in the amount of \$206,740.00 to support 98 dormitory beds dedicated to homeless receiving mental health stabilization and substance abuse treatment located at the Haven for Hope Campus for the period of February 1, 2018 to September 30, 2018 funded from the City's General Fund Budget. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

18. [18-1103](#) A Resolution initiating historic landmark designation for 905 Nogalitos St (parcel includes 901, 903, 905 and 911 Nogalitos, and 118, 120 and 122 Ralph) and waiving all related fees. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]
19. [17-5030](#) An Ordinance authorizing adoption of the City of San Antonio Guidelines for HUD-funded Affordable Housing programs including those funded with Community Development Block Grant (CDBG) HOME Investment Partnerships Program and Neighborhood Stabilization Program (NSP) funding. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]
20. [18-1000](#) An Ordinance authorizing the execution of an Inner City Tax Increment Reinvestment Zone payment and associated Development Agreement with the Salado Creek Holding Corporation in an amount not to exceed \$1,500,000.00 for the cost of public infrastructure related to the development of the ChildSafe Salado Creek Campus project, located at 3860 East I-H 10 in Council District 2 and within the Inner City Tax Increment Reinvestment Zone. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]
21. [18-1001](#) An Ordinance authorizing the execution of an Inner City Tax Increment Reinvestment Zone payment and associated Development Agreement with Fortress Funding Investments, LLC in an amount not to exceed \$800,000.00 for the cost of public infrastructure related to the development of the St. Philip's College Student Housing project, located at 1800 Martin Luther King Drive in Council District 2 and within the Inner City Tax Increment Reinvestment Zone. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]
22. [18-1003](#) An Ordinance authorizing an Assignment and Assumption Agreement between the current Mission Del Lago TIRZ developer of record,

Mission Del Lago, Ltd., and the new developer of record, SouthStar Mission Del Lago Holdings L.P. for matters associated with the 2014 Development Agreement for housing and retail construction within the TIRZ. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]

23. [18-1112](#) An Ordinance approving the execution of a Northeast Corridor Tax Increment Reinvestment Zone payment and associated Development Agreement with the cost of public infrastructure related to the R. P. Grant Company for the R. P. Grant Development Project located at 12007 and 12019 Perrin Beitel Road in City Council District 10 and within the Northeast Corridor Tax Increment Reinvestment Zone (TIRZ). [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]
24. [18-1119](#) An Ordinance authorizing the negotiation and execution of a contract for consulting services with Economic and Planning Systems, Inc. in an amount not to exceed \$138,500.00, to prepare a comprehensive housing policy framework in support of the Mayor's Housing Policy Task Force. [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]
25. [17-6176](#) An Ordinance accepting funds in the amount of \$300,000.00 from the San Antonio Conservation Society in support of the restoration and rehabilitation of the historic Pump House at Brackenridge Park located in Council District 2; and authorizing the execution of a related Funding Agreement with the San Antonio Conservation Society. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]

### City Manager's Report

26. [18-1333](#) 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.**    [18-1266](#)    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 December 7, 2017)
- Z-1.**    [18-1267](#)    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 "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with uses permitted in “NC” Neighborhood Commercial District, and a Metal/Woodworking Shop 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 recommends Approval, pending Plan Amendment. Zoning Commission recommendation pending the January 16, 2018 hearing. (Associated Plan Amendment 17077)
- Z-2.**    [17-6651](#)    ZONING CASE # Z2017304 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 H UC-5 AHOD" Commercial Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District to "IDZ H UC-5 AHOD" Infill Development Zone Monte Vista Historic Main Avenue Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "O-1" Office District on 0.6885 acres out of NCB 1860, located at 2415 North Main Avenue and 107 West Craig Place. Staff and Zoning Commission recommend Approval.
- Z-3.**    [17-6647](#)    ZONING CASE # Z2017290 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on the East 186.59 feet of Lot 12, NCB 10102, located at 6811 San Pedro Avenue. Staff and Zoning Commission recommend Denial.
- Z-4.**    [18-1171](#)    ZONING CASE # Z2018004 CD (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 "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Four-Plex on Lot 19 and Lot 20, Block 1, NCB 3102, located at 939 West Elsmere Place. Staff and Zoning Commission recommend Approval.

- Z-5.** [18-1173](#) ZONING CASE # Z2018007 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 14, NCB 2236, located at 2200 West Martin Street. Staff and Zoning Commission recommend Approval.
- Z-6.** [18-1174](#) ZONING CASE # Z2018009 S (Council District 1): An Ordinance amending the Zoning District Boundary from "FBZ T5-1 HS AHOD" Form Based Transect Zone 5-1 Historic Significant Airport Hazard Overlay District to "FBZ T5-1 HS S AHOD" Form Based Zone Transect Zone 5-1 Historic Significant Airport Hazard Overlay District with Specific Use Authorization for a Storage Shipping Container on the South 122.9 feet of Lot 7, Block 8, NCB 846, located at 703 East Quincy Street. Staff and Zoning Commission recommend Approval.
- P-2.** [18-1176](#) PLAN AMENDMENT CASE # 18004 (Council District 1): An Ordinance amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" and "Low Density Residential" to "High Density Residential" on All of NCB 8566; Lot 12 and Lot 13, Block 2, NCB 7302; All of NCB 7301, and 0.1345 acres out of NCB 7303, located at 3222 Howard Street, 3223 Howard Street and 234 Melrose Place. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018011)
- Z-7.** [18-1177](#) ZONING CASE # Z2018011 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on All of NCB 8566; Lot 12 and Lot 13, Block 2, NCB 7302; All of NCB 7301 and 0.1345

acres out of NCB 7303, located at 3222 Howard Street, 3223 Howard Street, and 234 Melrose Place. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18004)

- P-3.** [18-1198](#) PLAN AMENDMENT CASE # 18006 (Council District 1): An 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 “Medium Density Residential” on 0.21 acres of Lot 7, NCB 755 and Lot 8, Block 12, NCB 755, located at 421 Warren Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018017)
- Z-8.** [18-1206](#) ZONING CASE # Z2018017 (Council District 1): An Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) Dwelling Units to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 0.21 acres of Lot 7, NCB 755 and Lot 8, Block 12, NCB 755, located at 421 Warren Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18006)
- Z-9.** [17-4306](#) ZONING CASE # Z2017125 HL (Council Districts 1, 2, 3, 5): An Ordinance amending the Zoning District Boundary to add the “HL” Historic Landmark designation to all existing zoning on multiple properties in NCB 392, 599, 678, 1587, 1611, 1682, 1728, 1872, 2024, 2182, 2528, 3054, 3118, 3322, 6175, 6211, 6343, 6859, 7685, 7692, 7739; located at 2318 Fredericksburg Road, 850 Cincinnati Avenue, 820 Fredericksburg Road, 1903 McCullough Avenue, 2334 North Saint Mary’s Street, 1244 Rigsby Avenue, 1502 McCullough Avenue, 2353 East Houston Street, 201 North New Braunfels Avenue, 1502 East Commerce Street, 604 Carolina Street, 227 Aransas Avenue, 1332 South New Braunfels Avenue, 301 Vine Street, 103 Frio City Road, 3920 South Presa Street, 5314 South Flores Street, 6010 South Flores Street, 6102-6112 South Flores Street, and 550 Ruiz Street and 2418 South Presa Street. Staff and Zoning Commission recommend Approval. For properties located at 550 Ruiz Street and 2418 South Presa Street, Zoning Commission recommends Denial due to lack of a motion.

- Z-10.** [17-4299](#) ZONING CASE # Z2017194 HL (Council District 2): An Ordinance amending the Zoning District Boundary to add the “HL” Historic Landmark designation to all existing zoning on multiple properties in NCB 600, 631, 632, 658, 1325, 1330, 1354, 1360, 1365, 1404, 1412, 1506, 1510, 1531, 1592, 1610, 1633, 3791, 3895, 6207, 6374, 6624; located at 109 South Pine Street, 1516 Burnet Street, 1639 Dawson Street, 1639 Hays Street, 1802 Hays Street, 1502 East Crockett Street, 551 Canton Street, 831 Poinsettia Street, 607 Piedmont Avenue, 201 Fredonia Street, 1803 Nevada Street, 210 Vargas Alley, 508 South New Braunfels Avenue, 322 Ferguson Avenue, 825 Aransas Avenue, 401 Porter Street, 742 Denver Boulevard, 616 South Hackberry Street, 418 Indiana Street, 1001 North Walters Street, 118 Hardeman Street, 139 Denver Boulevard, and 1617 Iowa Street. Staff and Zoning Commission recommend Approval.
- Z-11.** [17-6650](#) ZONING CASE # Z2017250 (Council District 2): 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 two (2) Residential Single-Family Dwellings on North 65 feet of Lot 1 and Lot 2, Block 8, NCB 6206, located at 1002 Center Street. Staff and Zoning Commission recommend Approval.
- P-4.** [18-1166](#) PLAN AMENDMENT CASE # 17090 (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 from “Light Industrial” to “Industrial” on 17.28 acres out of CB 5132, located at 6375 US Highway 87. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017302)
- Z-12.** [18-1162](#) ZONING CASE # Z2017302 (Council District 2): An Ordinance amending the Zoning District Boundary from "L" Light Industrial District to "I-1" General Industrial District on 17.28 acres out of CB 5132, located at 6375 US Hwy 87 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17090)
- Z-13.** [18-1239](#) ZONING CASE # Z2018001 (Council District 2): 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 108, Block 2, NCB 15731, located at 101 Dinn Drive. Staff and Zoning Commission recommend Denial.

- P-5.** [18-1167](#) PLAN AMENDMENT CASE # 18001 (Council District 2): An Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks Open Space” and “Community Commercial” to “Regional Commercial” on 42.443 acres out of NCB 10578 and “Mixed Use” on 14.985 acres out of NCB 10578, located at 856 Gembler Road, 827 Richland and 4007 East IH 10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018002)
- Z-14.** [18-1168](#) ZONING CASE # Z2018002 (Council District 2): An Ordinance amending the Zoning District Boundary from “C-2 S” Commercial District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities, “C-2 EP-1 S” Commercial Facility Parking/Traffic Control Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities to “C-3 EP-1” General Commercial Facility Parking/Traffic Control Overlay District on 42.443 acres out of NCB 10578 and “MF-33 EP-1” Multi-Family Facility Parking/Traffic Control Overlay District on 14.985 acres out of NCB 10578, located at 856 Gembler Road, 827 Richland and 4007 East IH 10. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case 18001)
- Z-15.** [18-1211](#) ZONING CASE # Z2018019 (Council District 2): An Ordinance amending the Zoning District Boundary from “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-3 AHOD” Residential Single-Family Airport Hazard Overlay District on East 88.5 feet of Lot 13 and Lot 15, Block A, NCB 1006, located at 129 Gibson Street. Staff and Zoning Commission recommend Approval.
- Z-16.** [18-1227](#) ZONING CASE # Z2018036 (Council District 2): An Ordinance amending the Zoning District Boundary from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District with uses allowed in “C-2” Commercial District, “MF-33” Multi-Family District, Coffee Roasting, and Bar/Tavern on Lot 5, Lot C, and the West 35 feet of Lot

6, NCB 981, located at 1417 Austin Street, 618 East Josephine and 622 East Josephine. Staff recommends Denial. Zoning Commission recommends Approval.

- Z-17.** [18-1228](#) ZONING CASE # Z2018037 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-1 RIO-2 DN UC-2 AHOD" General Industrial River Improvement Overlay Development Node Urban Corridor Airport Hazard Overlay District to "IDZ RIO-2 DN UC-2 AHOD" Infill Development Zone River Improvement Overlay Development Node Urban Corridor Airport Hazard Overlay District with uses permitted in "C-3" Commercial District and "O-2" High-Rise Office District on 1.6596 acres out of NCB 977, located at 1990 Broadway Street. Staff and Zoning Commission recommend Approval.
- Z-18.** [18-1260](#) ZONING CASE # Z2018054 (Council District 2): An Ordinance amending the Zoning District Boundary from "I-2" Heavy Industrial District to "C-1" Light Commercial District on Lot 10, Lot 11 and the West 83.37 feet of Lot 12, Block 1, NCB 10314, located at 1889 Rigsby Avenue. Staff recommends Approval. Zoning Commission recommendation pending the January 16, 2018 hearing.
- Z-19.** [18-1262](#) ZONING CASE # Z2018067 (Council District 2): An Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Multi-Family not to exceed 36 unit per acre to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay with uses permitted for Multi-Family not to exceed 36 unit per acre and with Live-Work units on 0.1846 acres out of NCB 590, located at 120 North Cherry Street and 122 North Cherry Street. Staff recommends Approval. Zoning Commission recommendation pending the January 16, 2018 hearing.
- Z-20.** [18-1154](#) ZONING CASE # Z2017279 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 22 and Lot 23, Block 16, NCB 3284, located at 898 East Drexel Avenue. Staff and Zoning Commission recommend Approval.
- Z-21.** [18-1182](#) ZONING CASE # Z2018006 S (Council District 3): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2 AHOD"

Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Reception Hall on Lot 8 and Lot 9, Block 1, NCB 14154, located at 391 and 361 East Ansley Street. Staff and Zoning Commission recommend Approval, with Conditions.

- Z-22.** [18-1222](#) ZONING CASE # Z2018031 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 7, 11, 12, 13, 14, 24, and 25, Block 46, NCB 9330, located at 2627 Pleasanton Road. Staff and Zoning Commission recommend Approval.
- Z-23.** [18-1219](#) ZONING CASE # Z2018028 CD (Council District 3): 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) residential dwelling units on 1.00 acre out of NCB 11155, located at 378 East Petaluma Boulevard. Staff and Zoning Commission recommend Approval.
- Z-24.** [18-1231](#) ZONING CASE # Z2018039 CD (Council District 3): 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 a Conditional Use for two (2) residential dwelling units on Lot 10, Block 39, NCB 9323, located at 415 Burton Avenue. Staff and Zoning Commission recommend Approval.
- Z-25.** [18-1192](#) ZONING CASE # Z2018014 (Council District 4): An Ordinance amending the Zoning District Boundary from "UD AHOD" Urban Development Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot P-12 ABS 12, P-11A, P-13, P-14A, P-12 C, NCB 15069, located on the southwest corner of Loop 410 and Highway 16 South. Staff and Zoning Commission recommend Approval.
- Z-26.** [18-1194](#) ZONING CASE # Z2018016 (Council District 4): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the North 123 feet of Lot 25 and the South 96.23 feet of the North 123 feet of Lot A, Block

35, NCB 11167, located at 2802 Malta Street. Staff and Zoning Commission recommend Approval.

- Z-27.** [18-1220](#) ZONING CASE # Z2018029 (Council District 4): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 4.099 acres out of NCB 11140, located at 1331 West Chavaneaux Road. Staff and Zoning Commission recommend Approval.
- Z-28.** [18-1221](#) ZONING CASE # Z2018030 (Council District 4): An Ordinance amending Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 82, NCB 11058, located at 775 Gillette Boulevard. Staff and Zoning Commission recommend Approval.
- P-6.** [18-1184](#) PLAN AMENDMENT CASE # 18005 (Council District 5): An 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 "Business/Office Park" on Lots 12, 13, and 14, Block 2, NCB 6680, located at 2203 Frio City Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018012)
- Z-29.** [18-1190](#) ZONING CASE # Z2018012 (Council District 5): 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 12, Lot 13, and Lot 14, Block 2, NCB 6680, located at 2203 Frio City Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18005)
- Z-30.** [18-1212](#) ZONING CASE # Z2018020 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot A2, NCB 2828, located at 1913 South Flores Street. Staff and Zoning Commission recommend Approval.
- Z-31.** [18-1213](#) ZONING CASE # Z2018021 CD (Council District 5): 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 a Conditional Use for two (2) residential dwelling units on Lot 41B, Block 36, NCB 3695, located at 703 Darby Boulevard. Staff and Zoning Commission recommend Approval.

- Z-32.** [18-1218](#) ZONING CASE # Z2018027 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Contractor Facility to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for Auto Sales/Full Service on 0.4077 acres out of NCB 8593, located at 2803 Castroville Road. Staff and Zoning Commission recommend Approval.
- Z-33.** [18-1223](#) ZONING CASE # Z2018032 (Council District 5): An Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 13 and Lot 14, Block 4, NCB 2438, located at 806 South Brazos and 1214 El Paso. Staff and Zoning Commission recommend Approval.
- Z-34.** [18-1230](#) ZONING CASE # Z2018038 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the West 97 feet of Lot 11 and Lot 12, NCB 8289, located at 759 North General McMullen. Staff and Zoning Commission recommend Approval.
- Z-35.** [18-1241](#) 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 December 7, 2017)
- Z-36.** [17-6648](#) ZONING CASE # Z2017242 S (Council District 6): An Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard

Overlay District with Specific Use Authorization for a Specified Financial Institution on 0.3486 acres out of NCB 13950, located at 5539 Enrique M. Barrera Parkway Suites 201 and 202. Staff and Zoning Commission recommend Approval.

- Z-37.** [18-1214](#) ZONING CASE # Z2018022 S (Council District 6): 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 a Specific Use Authorization for a Carwash on Lot 77, Block 49, NCB 15330, located at 6811 Brownleaf Street. Staff and Zoning Commission recommend Approval.
- Z-38.** [18-1216](#) ZONING CASE # Z2018024 S (Council District 6): 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 Carwash on 0.625 acres out of NCB 15403, located at 7512 West Military Drive. Staff and Zoning Commission recommend Approval.
- Z-39.** [18-1217](#) ZONING CASE # Z2018025 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on 14.9 acres out of NCB 18297 (known as Lot P-1, NCB 18297 and Lot P-1, CB 4450), located at 13253 Galm Road. Staff and Zoning Commission recommend Approval.
- Z-40.** [18-1215](#) ZONING CASE # Z2018023 S (Council District 7): 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 a Specific Use Authorization for a Carwash on Lot 5, Block 11, NCB 12361, located at 115 West Glenview Drive. Staff and Zoning Commission recommend Approval.
- Z-41.** [18-1233](#) ZONING CASE # Z2018040 S (Council District 7): 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 a Private Social Club on 0.099 acres out of NCB 11610, located at 7271 Wurzbach Road. Staff and Zoning

Commission recommend Approval.

- Z-42.** [18-1240](#) ZONING CASE # Z2018048 CD (Council District 7): An Ordinance amending the Zoning District Boundary from "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Go Cart Track to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility with Outside Storage on 14.02 acres out of NCB 13319, NCB 13382, and NCB 11633, located at 7702 Briaridge Drive and 3330 Cherry Ridge Street. Staff recommends Approval. Zoning Commission recommendation pending January 16, 2018 hearing.
- Z-43** [17-6661](#) ZONING CASE # Z2017257 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from "I-1 UC-1 MLOD AHOD" General Industrial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "I-1 UC-1 MLOD AHOD ERZD" General Industrial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "C-3 UC-1 MLOD AHOD" General Commercial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay District and "C-3 UC-1 MLOD AHOD ERZD" General Commercial IH-10 West Urban Corridor Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District, and overlay districts remaining unchanged, on Lot 16, Block 2, NCB 19189, located at 12830 Silicon Drive. Staff and Zoning Commission recommend Approval.
- P-7.** [18-1225](#) PLAN AMENDMENT CASE # 18011 (Council District 8): An Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" and "Neighborhood Commercial" to "Low-Density Residential" on 12.46 acres out of NCB 18006, located in the 10500 Block of Bandera Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018034)
- Z-44.** [18-1226](#) ZONING CASE # Z2018034 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District and "C-2" Commercial District to "R-4" Residential Single-Family District on 12.46 acres out of NCB 18006,

located in the 10500 Block of Bandera Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18011)

- Z-45.** [18-1234](#) ZONING CASE # Z2018013 ERZD (Council District 8): An Ordinance amending the Zoning District Boundary from “R-6 MLOD ERZD” Residential Single-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to “MF-18 MLOD ERZD” Limited Density Multi-Family Camp Bullis Military Lighting Overlay Edwards Recharge Zone District on 9.02 acres out of NCB 14865, located at 14715 Babcock Road. Staff and Zoning Commission recommend Approval.
- Z-46.** [17-6664](#) ZONING CASE # Z2017287 S ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District to "C-2 S MLOD-1 ERZD" Commercial Camp Bullis Military Lighting Overlay Edwards Recharge Zone District with Specific Use Authorization for a Veterinary Clinic on Lot 3, Block 10, NCB 17600, located at 20910 Encino Commons. Staff and Zoning Commission recommend Approval.
- P-8.** [18-1160](#) PLAN AMENDMENT CASE # 17047 (Council District 10): 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 “Low Density Residential” to “Medium Density Residential” on Lots 45-50, Block 1, NCB 14149, located at 4130-4150 Swans Landing. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017144)
- Z-47.** [18-1159](#) ZONING CASE # Z2017144 (Council District 10): An Ordinance amending the Zoning District Boundary from “O-2 AHOD” High-Rise Office Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a reduced perimeter setback of 14 feet on Lots 45 through 50, Block 1, NCB 14149, located at 4130 through 4150 Swans Landing. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17047)

## 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.