

City of San Antonio



AGENDA City Council A Session

No in-person access to this meeting

Thursday, December 3, 2020

9:00 AM

Videoconference

To protect the health of the public and limit the potential spread of COVID-19, the City Council will hold this meeting via videoconference. These meeting standards are based upon the various suspended provisions of the Open Meetings Act issued by the Texas Governor in response to the COVID-19 crisis. These modified standards shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor.

The meeting will be available to the public at AT&T channel 99, Grande channel 20, Spectrum channel 21, digital antenna 16, www.sanantonio.gov/TVSA and www.Facebook.com/COSAGOV. The meeting will also be available by calling (210) 207 5555 (English and Spanish available).

Members of the public can comment on items on the agenda. To submit comments or sign up to speak, please go to www.sanantonio.gov/agenda and click on the eComment link for instructions. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

During the meeting, the City Council may meet in executive session by videoconference for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

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 (210) 207-7080.

1. [20-7016](#) Invocation
2. [20-7017](#) Pledge of Allegiance
3. [20-7018](#) Approval of Minutes from the City Council Meetings of August 20, 2020, August 25, 2020, September 1, 2020 and September 2, 2020.

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. [20-6111](#) Ordinance approving a contract with Metro Fire Apparatus Specialists, Inc., to provide the San Antonio Fire Department with 16 trench shoring kits and accessories for a total cost of \$68,333.00. Funding is available from the 2019 State Homeland Security Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. [20-6375](#) Ordinance approving a contract with Siddons-Martin Emergency Group to provide four replacement aerial platform ladder trucks for the San Antonio Fire Department for a total cost of \$6,045,940.00 over a two-year period. Funding in the amount of \$4,488,590.00 for three replacement aerial platform ladder trucks is available from the FY 2021 Equipment Renewal and Replacement Fund Budget. Additional funding is subject to City Council approval of the annual budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [20-6422](#) Ordinance approving a contract with UNICOM Government, Inc., to provide audio video equipment installations to support boards and commissions meetings in the Cliff Morton Development and Business Services Center Board Room and broadcasting on the City's Public, Education, and Government (PEG) access television channels, in the estimated amount of \$99,975.82, funded by the FY 2021 PEG Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [20-6377](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$581,000.00,

included in the respective department's FY 2021 Adopted Budget:
(A) Terrabella Environmental Services, Inc., for mud sump service and drain line cleaning;
(B) Grande Truck Center for replacement parts for Autocar trucks;
(C) General Traffic Equipment Corp. for pedestrian countdown timers;
and
(D) Digital Display Solutions, Inc., for preventive maintenance and repair services for audio/video equipment for the San Antonio Airport System.

[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

8. [20-6287](#) Ordinance approving a task order to a Job Order Contract with Lee Construction and Maintenance Company in an amount of \$596,844.71 for improvements to the Hays Street Bridge located in Council District 2. Funds are available from Unissued Certificates of Obligation and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

9. [20-6308](#) Ordinance approving a tri-party funding agreement between the City of San Antonio, Bexar County Texas and Greater Love Ministries, Inc. in an amount of \$1,000,000.00 for the delivery of the Greater Love Multi-Generational Cultural/Community Center, a 2017 Bond funded project; and, approving a 20-year lease agreement for the new Greater Love Multi-Generational Cultural/Community Center located in Council District 2. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

10. [20-6407](#) Ordinance awarding a construction contract to Texas Sterling Construction Co. in the amount of \$7,963,630.05 of which \$762,247.10 will be reimbursed by San Antonio Water System and \$496,205.58 will be reimbursed by CPS Energy for the Bulverde Road Phase 1 (Butterleigh Drive to North of Quiet Meadow Street) project, a 2017 Bond funded project, located in Council District 10. Funds are available from the 2017- 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

11. [20-6424](#) Ordinance approving a City requested change order in the increased amount of \$260,002.35 and authorizing payment to E-Z Bel Construction, LLC for additional street repair work related to the 2017 Bond Program Thousand Oaks Drive (Wetmore Road to Perrin Beitel Road) project, located in Council District 10. Funds are available from the FY 2021 Street Maintenance Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
12. [20-5552](#) Approving the following two items related to the Mission Road (San Antonio River to Southeast Military Drive) project located in Council District 3: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
- 12A. [20-7034](#) Ordinance approving an amendment in the increased amount of \$202,954.03 to the \$333,288.00 Civil Engineering Design Services Agreement between the City and GarzaEMC, LLC relating to the 2017 Bond Mission Road (San Antonio River to Southeast Military Drive) project. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program.
- 12B. [20-7035](#) Ordinance awarding a construction contract in the total amount of \$3,973,933.97 to J. Sanchez Contracting, Inc., of which \$60,595.68 will be reimbursed by the San Antonio Water System for the 2017 Bond Mission Road (San Antonio River to Southeast Military Drive) project; and, approving the appropriation and amending the FY 2021-FY 2026 Capital Improvements Program Budget with funds in the reimbursable amount of \$1,131,305.00 from Mission Dive-In City TIRZ fund and \$300,000.00 from the Airport Operating and Maintenance Fund for public improvements to the Mission Road (Southeast Military Drive to the San Antonio River) project.
13. [20-4412](#) Approving the following two items related to the Auldine Drive & Burr Oak Drive (Alley to Outfall) project, a 2017 Bond and Storm Water Operating funded drainage project located in Council District 9: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
- 13A. [20-7036](#) Ordinance awarding a construction contract to Clearfield Construction, LLC in the amount of \$3,076,644.60 of which \$372,650.10 will be reimbursed by San Antonio Water System and \$227,770.00 will be

reimbursed by CPS Energy for the Auldine Drive & Burr Oak Drive (Alley to Outfall) project, a 2017 Bond and Storm Water Operating funded drainage project. Funds are available from the 2017 - 2022 General Obligation Bond Program and the Storm Water Operating Fund and are included in the FY 2021 - FY 2026 Capital Improvement Program.

- 13B. [20-7037](#) Ordinance approving a City requested deductive change order in the decreased amount of \$275,804.00 for a revised total contract amount of \$2,800,840.60 with Clearfield Construction, LLC for the Auldine Drive & Burr Oak Drive (Alley to Outfall) project, a 2017 Bond and Storm Water Operating funded drainage project.
14. [20-6069](#) Approving the following three items related to projects receiving federal grants at the San Antonio International Airport: [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]
- 14A. [20-7038](#) Ordinance awarding a construction contract to SpawGlass Civil Construction, Inc. for the Airfield Improvements Package 7 project at the San Antonio International Airport in the amount of \$10,904,545.47.
- 14B. [20-7039](#) Ordinance amending the professional services agreement with Kimley-Horn and Associates, Inc. for construction administration, resident project representation, project management, inspection services and additional environmental services in support of the Airfield Improvement Package 7 project to increase the contract value in the amount of \$2,661,682.51.
- 14C. [20-7041](#) Ordinance approving the acceptance of an additional \$26,593.00 from the Federal Aviation Administration Airport Improvement Program grant funds for the Airport Master Plan Update project.

Acquisition, Sale or Lease of Real Property

15. [20-5403](#) Ordinance approving a Contract for Sale of Land for 0.1136 acres of land owned by the Office Urban Redevelopment San Antonio (OUR SA) at 247 G Street to ELaToya M. Stevens-Carrillo and Calvin A. Carrillo for \$6,130 plus closing costs, in Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director Neighborhood and Housing Service]
16. [20-6133](#) Ordinance consenting to the assignment and assumption agreement of

the lease agreement from Tesoro Companies, Inc. to SB Hangar LLC at the San Antonio International Airport for 170,494 square feet of ground space located at 10310 S. Terminal Drive and will not change the current rental rates. Per the agreement SB Hangar LLC agrees to pay \$188,732.88 in annual rental until the lease expiration date of January 1, 2033. The rental fees will be deposited into the Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]

Grant Applications and Awards

17. [20-6563](#) Ordinance approving the acceptance of a grant not to exceed \$750,000.00 from the U.S. Department of Justice, Office of Justice Programs, Bureau of Justice Assistance, for the Justice and Mental Health Collaboration Program for the period of October 1, 2020 through September 30, 2023, and establishing a budget for the grant. [Maria Villagómez, City Manager; William P. McManus, Chief of Police]

18. [20-6736](#) Ordinance approving the application and acceptance of a grant in an amount not to exceed \$900,000.00 from Texas Department of Transportation for the Comprehensive Selective Traffic Enforcement Program for the period through September 30, 2022. This grant requires a \$265,000.00 cash match from the General Fund. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

Boards, Commissions and Committee Appointments

19. [20-6976](#) Ordinance appointing Julian Dais, Nadia Islam, Sydney Knowles, Cristina Villegas-Hernandez and Fred Williams to the Citizens Advisory Action Board (CAAB), commonly referred to as the Complaint and Administrative Review Board (CARB), for two-year terms of office, to expire on December 2, 2022. [Tina J. Flores, City Clerk]

20. [20-6587](#) Appointing the following Board, Commission and Committee appointees for the remainder of an unexpired term of office to expire May 31, 2021. [Tina J. Flores, City Clerk]

A) Appointing Carla Walker (District 2) to the Parks and Recreation Board.

B) Appointing Kaitlyn Lomas (District 4) to the San Antonio Youth Commission.

C) Appointing Bertram Pickell (District 6) to the City/County Joint Commission on Elderly Affairs.

D) Appointing Mario Robledo (District 6) to the Transportation Advisory Board.

E) Appointing Christine Burke and reappointing Sylvia Lopez Gaona and Christopher Rosas as At-Large Citizen Representatives to the San Antonio Economic Development Corporation Board of Directors.

F) Appointing Louis Escareno (Small Business Representative), John Patrick Hernden (Real Estate Developer), Raquel Zapata (Community At-Large Representative) and Shawn “Rod” McSherry (UTSA Representative) to the Westside Development Corporation Board of Directors for an unexpired term of office to end December 3, 2022.

G) Appointing Meredith Siegel and Samer Dessouky and reappointing Julia Carrillo, Matthew Proffitt, and George Peck to the Planning Commission for an unexpired term of office to end October 6, 2022.

Miscellaneous

21. [20-6704](#) Ordinance approving professional service agreements with Steve R. Nivin Ph. D, LLC and TXP, Inc./Momentum Advisory Services, LLC, for economic development consultant services for three years plus two, one year renewal options in an annual amount not to exceed \$96,000.00 or \$480,000 total for the contracts' terms. Funding for these contracts is available in the FY 2021 General Fund Budget. [Carlos Contreras; Assistant City Manager; Alejandra Lopez, Director, Economic Development]
22. [20-6703](#) Ordinance approving the San Antonio Economic Development Foundation 3rd and 4th Quarter 2020 Business Plan. [Carlos Contreras; Assistant City Manager; Alejandra Lopez, Director, Economic Development]
23. [20-5018](#) Ordinance approving a memorandum of agreement with Grounded Solutions Network for anti-displacement and inclusive growth policy strategy consulting services, and authorizing a co-investment in the

Initiative from the City in the amount of \$120,000.00 to be funded from the FY 2020 Neighborhood and Housing Services Department General Fund Budget. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood & Housing Services]

24. [20-6647](#) Ordinance approving a First Amendment to the Chapter 380 Economic Development Grant Agreement with Jasmine Engineering, Inc. and Inner City TIRZ Board of Directors for eligible public improvements for an additional funding amount not to exceed \$397,000 and extending the completion date to December 31, 2021 for the Sterling Building Project located 323 Idaho and 1434 East Commerce Street. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
25. [20-6933](#) Ordinance approving an Amended and Restated Chapter 380 Economic Development Grant Agreement among the City of San Antonio, Tax Increment Reinvestment Zone #11, George Gervin Youth Center, Inc., and San Antonio Housing Trust Public Facilities Corporation to provide for the conveyance of city-owned property located at 301 Spriggsdale to the SAHT PFC and a commitment of \$2,550,000 in TIRZ funds to the Echo East Project to be located in City Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
26. [20-7029](#) Resolution recognizing World Migratory Bird Day and local efforts to pursue the Bird City Texas Designation by Texas Parks and Wildlife. [David McCary; Assistant City Manager; Douglas Melnick, Director, Office of Sustainability]
27. [20-6720](#) Approving the following two items relating to the proposed Briggs Ranch Special Improvement District: [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]
- 27A. [20-7042](#) Resolution granting the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District to later be named the Briggs Ranch Special Improvement District, an 866.977 acre tract of land located north of Highway 90 West, East of State Highway 211, and West of Grosenbacher Road in the City of San Antonio's extraterritorial jurisdiction
- 27B. [20-7043](#) Ordinance approving a Development Agreement with Convergence

Brass, LLC setting forth terms and conditions to the City of San Antonio's Consent to the Creation of the Briggs Ranch Special Improvement District

28. [20-6722](#) Approving the following two items relating to the proposed Tres Laurels Special Improvement District: [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]
- 28A. [20-7044](#) Resolution granting the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District to later be named the Tres Laurels Special Improvement District, a 311.23 acre tract of land located north of Highway 90 west and west of Grosenbacher Road in the City of San Antonio's extraterritorial jurisdiction
- 28B. [20-7047](#) Ordinance approving a Development Agreement with Equitable Land Holdings, LLC, Hooda Enterprises, Inc., and SA Given to Fly, LLC setting forth terms and conditions to the City of San Antonio's Consent to the Creation of the Tres Laurels Special Improvement District
29. [20-6731](#) Approving the following two items relating to the proposed Lemon Creek Special Improvement District: [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]
- 29A. [20-7049](#) Resolution granting the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District to later be named the Lemon Creek Special Improvement District, a 117.837 acre tract of land located northeast of IH-10 W, north of Dietz Elkhorn Road and west of Old Fredericksburg Road, within the far northwest ETJ of the City of San Antonio
- 29B. [20-7050](#) Ordinance approving a Development Agreement with VEP Lemon Creek LP setting forth terms and conditions to the City of San Antonio's Consent to the Creation of the Lemon Creek Special Improvement District
30. [20-6732](#) Approving the following two items relating to the proposed annexation of land by the Westside 211 Special Improvement District: [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]
- 30A. [20-7051](#) Resolution granting the City of San Antonio's consent to the annexation of an approximate 136.759 acre tract of land located southwest of the intersection of State Highway 211 and Potranco Road in Bexar

County, Texas and within the City's extraterritorial jurisdiction by the Westside 211 Special Improvement District.

- 30B.** [20-7053](#) Ordinance approving a Third Amended Agreement for Services in Lieu of Annexation setting forth terms and conditions to the City of San Antonio's Consent to the annexation of a 136.759 acre tract of land located southwest of the intersection of State Highway 211 and Potranco Road in Bexar County, Texas and within the City's extraterritorial jurisdiction by the Westside 211 Special Improvement District

Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services.

- Z-1.** [20-6726](#) ZONING CASE Z-2019-10700295 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, "R-5 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, "R-6 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, "MF-18 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-25 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-33 CD H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Professional Office, "NC H AHOD" Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District, "NC CD H AHOD" Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Designer Resale Boutique, "C-1 H AHOD" Light Commercial Monte Vista Historic Airport Hazard Overlay District, "C-2 H AHOD" Commercial Monte Vista Historic Airport Hazard Overlay District, "C-3 H AHOD" General Commercial Monte Vista Historic Airport Hazard Overlay District, "C-3NA H AHOD" General Commercial Nonalcoholic Sales Monte Vista Historic Airport Hazard Overlay District, "C-3R H AHOD" General Commercial Restrictive Alcohol Sales Monte Vista Historic Airport Hazard Overlay District, "O-1 H AHOD" Office Monte Vista Historic Airport Hazard Overlay District, "O-2 H AHOD" High Rise Office Monte Vista Historic Airport Hazard Overlay District,

"IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-25" Multi-Family District, "IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "O-1" Office District, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Bed & Breakfast, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two Dwelling Units, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four Units, "RM-4 H AHOD" Residential Mixed Monte Vista Historic Airport Hazard Overlay District and "RM-4 H HS AHOD" Residential Mixed Monte Vista Historic Significant Airport Hazard Overlay District to "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Foster Group Home, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Nursing Facility, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four Units, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units, "O-1 CD H AHOD" Office Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Gift Shop, "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Two Units, "R-4 CD H HS AHOD" Residential Single-Family Monte Vista Historic Significant Airport Hazard Overlay District with a Conditional Use for a Professional Office, "R-4 S H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay

District with a Specific Use Authorization for a Bed & Breakfast, "R-4 S H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Childcare Daycare Center, "NC H AHOD" Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District, "NC CD H AHOD" Neighborhood Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Designer Resale Boutique, "C-1 H AHOD" Light Commercial Monte Vista Historic Airport Hazard Overlay District, "C-1 CD H AHOD" Light Commercial Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Transitional Home, "C-2 H AHOD" Commercial Monte Vista Historic Airport Hazard Overlay District, "MF-18 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-25 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "MF-33 CD H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Professional Office, "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District, "IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "O-1" Office District and "IDZ H AHOD" Infill Development Zone Monte Vista Historic Airport Hazard Overlay District with uses permitted in "O-1" Office District and "C-2" Commercial District, "O-1 H AHOD" Office Monte Vista Historic Airport Hazard Overlay District, "O-1 CD H AHOD" Office Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Beauty Salon, "O-1.5 H AHOD" Mid-Rise Office Monte Vista Historic Airport Hazard Overlay District (All Overlay Districts to Remain) on 138.437 acres out of NCB 1702, 1703, 1704, 1705, 1706, 1721, 1723, 1724, 1768, 1769, 1770, 1834, 1835, 1836, 1837, 1838, 1839, 1858, 1859, 1860, 1861, 1862, 1863, 1880, 1881, 1883, 1884, 1885, 1887, 1888, 1889, 2952, 2953, 3001, 3002, 3058, 3059, 3085, 3086, 3087, 3088, 3089, 3090, and 6884, generally bounded by West Mulberry Avenue to the North, US Highway 281 North to the East, East Huisache Avenue, Trail Street and West Ashby Place to the South, and San Pedro Avenue to the West. Staff and Zoning Commission recommend Approval.

- Z-2.** [20-6950](#) ZONING CASE Z-2020-10700122 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD"

Residential Mixed Airport Hazard Overlay District on the East 12.5 feet of Lot 11, Lot 12 and Lot 13, Block 2, NCB 6481, located at 1526 West Mistletoe Avenue. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Denial.

- Z-3.** [20-6566](#) ZONING CASE Z-2020-10700205 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 CD NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Detached Living Quarter to "R-3 NCD-2 AHOD" Single-Family Residential Alta Vista Neighborhood Conservation Airport Hazard Overlay District on Lot 20, Lot 21, and the west 20 feet of Lot 22, Block 12, NCB 6434, located at 535 West Kings Highway. Staff and Zoning Commission recommend Approval.
- Z-4.** [20-6643](#) ZONING CASE Z-2020-10700212 (Council District 1): Ordinance amending the Zoning District Boundary from "FBZD T4-2 HS AHOD" Form Based Zone District Transect 4 Historic Landmark Airport Hazard Overlay District to "D HS AHOD" Downtown Historic Landmark Airport Hazard Overlay District on Lot 2, Lots 4 through 9, and Lot 11, Block 6, NCB 442, 0.664 acres out of NCB 442, and 0.994 acres out of NCB 442, generally located at 624 North Alamo Street and 609 Avenue E. Staff recommends Denial. Zoning Commission recommends Approval.
- Z-5.** [20-6629](#) ZONING CASE Z-2020-10700187 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 HL UC-2 NCD-6" Residential Single-Family Historic Landmark Broadway Urban Corridor Mahncke Park Neighborhood Conservation Overlay District to "R-4 CD HL UC-2 NCD-6" Residential Single-Family Historic Landmark Broadway Urban Corridor Mahncke Park Neighborhood Conservation Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lot 13, Block 2, NCB 6228, located at 115 Davis Court. Staff and Zoning Commission recommend Approval. (Continued from November 5, 2020)
- Z-6.** [20-5604](#) ZONING CASE Z2020-10700194 S (Council District 3): Ordinance on an Application by the City of San Antonio Planning Department amending the Zoning District Boundary from R-4 Residential Single-Family District, MF-25 Low Density Multi-Family District, MF-33 Multi-Family District, O-1 Office District, O-2 High-Rise Office

District, C-2 Commercial District, C-3 General Commercial District, C-3R General Commercial Restrictive Alcohol Sales and I-1 General Industrial District including all applicable overlay districts, AHOD Airport Hazard Overlay District, MLOD-3 Martindale Army Airfield Overlay and MLR-2 Military Lighting Region 2 to R-4 Residential Single-Family District, R-5 Residential Single-Family District, O-1 Office District, C-1 Light Commercial District, C-1 S Light Commercial District with a Specific Use Authorization for a Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week and C-2 Commercial District with all overlay districts remaining unchanged including AHOD Airport Hazard Overlay District, MLOD-3 Martindale Army Airfield Overlay and MLR-2 Military Lighting Region 2 as applicable on NCB 3720, Block 1, Lots 19, 20, 21, 22, 23, 47, 48, 51; NCB 3721, Block 2, Lots 1, 2, and the N 15 ft of 3 EXC W 2.43 ft, Lots 4, 5 and the S 15 ft of 3 Save & EXC W 2.43 ft of 4, 5, and S 15 ft of 3, Lots 11, 12, 13 and S 3 ft of 10 EXC W 3.11 ft, Lots 14, 15, 16 and 17 EXC W 3.11 ft, Lots 18, 19, 20 and 21 EXC W 3.11 ft, Lots 22, 23, 24, 25, 26, 27, 28, 29, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 and 53; NCB 3722, Block 3, Lots 14, 15, 22, 23, 47, 48, 49, 50, 51, 52, 53, 54, 55, and 56; NCB 3723, Block 4, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21; NCB 10365, Block 2, Lots 17, 20 and W 55 ft of 21, Lots 22, 23 and E 55 ft of 21, Lots 24, 25 & 26; NCB 13604, Block 1, Lot 14; NCB 10920, Block 11, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24; NCB 10920, Block 14, Lots 1 and 2, multiple addresses located between/on the 3100 and 3300 Blocks of Clark Avenue, 3600 and 4000 Blocks of Bremen Avenue, 3300 Block of East Southcross Boulevard, 4700 Block of Pecan Valley Drive, 9000 and 9200 Blocks of Mission Brook, 2400 Block of Mission Vista and the 8900 Block of Mission Top. Staff and Zoning Commission recommend Approval.

- Z-7.** [20-6675](#) ZONING CASE Z-2020-10700031 CD (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, Meeting Facility to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales (Full Service) on Lot P-16 and 0.5118 acres out of NCB 11166, generally located at 9915 Roosevelt Avenue. Staff and Zoning Commission recommend

Approval, with Conditions.

- Z-8.** [20-6564](#) ZONING CASE Z-2020-10700182 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 9, Block 1, NCB 1300, located at 622 Sherman Street. Staff and Zoning Commission recommend Approval.
- Z-9.** [20-6725](#) ZONING CASE Z-2020-10700199 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for a Transitional Home on 2.89 acres out of NCB 12886, generally located in the 1500 block of Semlinger Road. Staff and Zoning Commission recommend Approval.
- Z-10.** [20-6565](#) ZONING CASE Z-2020-10700202 (Council District 3): Ordinance amending the Zoning District Boundary from "RE MLOD-3 MLR-1" Residential Estate Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 1 and Lot 2, NCB 10760, located at 172 Bonair Drive. Staff and Zoning Commission recommend Approval.
- Z-11.** [20-6716](#) ZONING CASE Z-2020-10700224 (Council District 3): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 7.532 acres out of NCB 10879, generally located in the 8000 block of Challenger Drive. Staff and Zoning Commission recommend Approval.
- Z-12.** [20-6847](#) ZONING CASE Z-2020-10700239 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2

MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 59.925 acres and "NP-15 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 7.873 acres, a total of 67.798 acres out of CB 4295, generally located in the 4000 block of Verano Parkway. Staff and Zoning Commission recommend Approval.

- Z-13.** [20-6728](#) ZONING CASE Z-2020-10700219 S (Council District 5): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for Bail Bonds on Lot 2 and Lot 3, Block 22, NCB 2320, located at 2704 West Commerce Street. Staff and Zoning Commission recommend Approval.
- Z-14.** [20-6714](#) ZONING CASE Z-2020-10700222 CD (Council District 6): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "C-2 CD" Commercial District with a Conditional Use for Auto Paint and Body on Lot 2, Block 19, NCB 17635, located at 7435 North Loop 1604 West. Staff and Zoning Commission recommend Approval.
- Z-15.** [20-6713](#) ZONING CASE Z-2020-10700215 (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 33 and Lot 34, Block 23, NCB 7509, located at 4819 Rita Avenue. Staff and Zoning Commission recommend Approval.
- Z-16.** [20-6718](#) ZONING CASE Z-2020-10700060 CD S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-1 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-1 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay Edwards Recharge

Zone District with a Specific Use Authorization for Motor Vehicle Sales on Lot 1, Block 4, NCB 14848, located at 15031 Tradesman Drive. Staff and Zoning Commission recommend Approval, with Conditions.

Z-17. [20-6568](#) ZONING CASE Z-2020-10700210 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "O-1 MSAO-1 MLOD-1 MLR-1" Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 1.01 acres out of NCB 18333, generally located in the 7200 block of Heuermann Road. Staff and Zoning Commission recommend Approval.

Z-18. [20-6724](#) ZONING CASE Z-2020-10700121 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 ERZD" Commercial Edwards Recharge Zone District, "O-1 ERZD" Office Edwards Recharge Zone District and "O-2 ERZD" High-Rise Office Edwards Recharge Zone District to "MF-18 ERZD" Limited Density Multi-Family Edwards Recharge Zone District on 18.588 acres out of NCB 17727, generally located in the 18000 block of Emerald Forest Drive. Staff and Zoning Commission recommend Approval.

City Manager's Report

31. [20-7020](#) City Manager's Report

THE CITY COUNCIL WILL RECESS FOR LUNCH AT NOON AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS

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.