

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, August 17, 2017

9:00 AM

Municipal Plaza Building

The City Council shall convene and hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building within the City Hall Complex beginning at 9:00 AM. After the meeting is convened, the City Council shall consider the following items no sooner than the designated times, but may consider them at a later time.

9:00AM: Call to Order

2:00PM: Plan Amendments and Zoning Cases

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

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

DISABILITY ACCESS STATEMENT

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

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

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

1. [17-4589](#) Invocation by Pastor David Rodriguez, The People's House, guest of Councilmember Shirley Gonzales, District 5.
2. [17-4590](#) Pledge of Allegiance
3. [17-4591](#) Approval of Minutes for the Regular City Council Meetings of June 14 - June 15, 2017.

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. [17-4151](#) An Ordinance accepting the bid from Dreamseats, LLC to provide the San Antonio Fire Department with fire station furniture for various fire facilities for a total cost of \$162,224.15, funded from the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. [17-4152](#) An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$2,909,990.00: (A) Zamorano Enterprises, Inc. for decorative dual metal trash / recycle receptacles, (B) HLP, Inc. for Chameleon Shelter Software Case Management System maintenance and support to include GPS software subscription service, (C) Star Shuttle, Inc. for an amendment to the annual contract for temporary busing services for the San Antonio International Airport, and (D) Honeywell Building Solutions for an amendment to the annual contract for maintenance and repair services for the Convention and Sports Facilities Enterprise Building Integrator (EBI) System. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

6. [17-4385](#) An Ordinance accepting the lowest qualified bid and awarding a construction contract to J. Sanchez Contracting, Inc. in an amount of \$444,895.33, funded from 2016 Certificates of Obligation for the Rosedale Park Improvement Project included in the FY 2017-2022 Capital Improvement Program and appropriating \$37,314.00 from the Texas Medicaid Waiver Program, for improvements at Rosedale Park

in Council District 5. [María Villagómez, Assistant City Manager; Xavier Urrutia, Director, Parks & Recreation]

7. [17-4177](#) An Ordinance authorizing a task order to a Job Order Contract with Alpha Building Corporation in an amount not to exceed \$153,307.54 for the Curtiss JN-4 (Jenny) Aircraft Display at the San Antonio International Airport, an Airport Capital Improvements Fund project, located in Council District 9. [Carlos Contreras, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Acquisition, Sale or Lease of Real Property

8. [17-3662](#) An Ordinance authorizing a Lease Agreement with Key Brand Theatrical Group for the use of the Lila Cockrell Theatre for a period of five years beginning in 2021. [Carlos J. Contreras III, Assistant City Manager; Michael J. Sawaya, Director, Convention & Sports Facilities]
9. [17-4467](#) An Ordinance authorizing a Lease Agreement with Malley Restaurants, LLC for the use of parking space in the Alamodome Parking Lot C for a three (3) year period beginning October 1, 2017. [Carlos J. Contreras III, Assistant City Manager; Michael J. Sawaya, Director, Convention & Sports Facilities]
10. [17-2863](#) An Ordinance declaring an unimproved 8.67 acre tract of city owned real property located at 851 South Acme within the Southwest Business & Technology Park in Council District 6 as surplus and authorizing its sale to G.F.B. Services, Inc. for \$360,000.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Street Closures and Traffic Control Procedures

11. [17-3069](#) An Ordinance authorizing the closure, vacation and abandonment of a 0.163 acre unimproved alley located between SW 40th Street and SW 41st Street in Council District 6 as requested by Macedonia Baptist Church for a fee of \$9,230.00. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Grant Applications and Awards

12. [17-4242](#) An Ordinance ratifying the City of San Antonio Office of Emergency Management's actions to apply for, accept, and appropriate, upon award, a grant in the amount of \$54,115 from the 2016 Assistance to Firefighters Grant. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]
13. [17-4267](#) An Ordinance ratifying the City of San Antonio Office of Emergency Management actions to apply for, accept, and appropriate, upon award, up to \$1,000,000.00 from the 2017 Urban Area Security Initiative Grant Program. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]
14. [17-4329](#) An Ordinance authorizing the submission of a grant application to the United States Conference of Mayors for a Healthy America for the childhood obesity prevention grant program and authorizing the acceptance of funds in an amount not to exceed \$150,000.00 for 12 months beginning January 2018. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Public Health]
15. [17-4235](#) An Ordinance authorizing the submission of a grant, and acceptance of funds upon award, for an amount not to exceed \$1,500,000.00 to the Office of the Governor, Criminal Justice Division Justice, for the Rifle-Resistant Body Armor Grant Program. [Erik Walsh, Deputy City Manager; William P. McManus, Chief of Police]

Boards, Commissions and Committee Appointments

16. [17-4536](#) 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 Patricia A. Gibbons (District 9) to the Zoning Commission.
- B) Reappointing Evelyn Brown (District 2) to the Building Standards Board.
- C) Reappointing Jess M. Mayes (District 2) to the Citizens'

Environmental Advisory Committee.

Miscellaneous

17. [17-3037](#) An Ordinance approving a \$250,000.00 Economic Development Incentive Fund loan agreement with the Texas Biomedical Research Institute in connection with the planned expansion of its Biosafety Level 4 Laboratory in Council District 6. [Carlos Contreras, Assistant City Manager; Rene Dominguez, Director, Economic Development]
18. [17-4305](#) An Ordinance authorizing the acceptance of an Interlocal Agreement with STRAC to provide WebEOC Technical Support Services for the City of San Antonio Office of Emergency Management (SAOEM) to include technical support and programming, hardware and software maintenance for a total amount of \$32,770. [Erik Walsh, Deputy City Manager; Charles Hood, Fire Chief]
19. [17-4314](#) An Ordinance authorizing the execution of a Sports License Agreement with Northside Suburban Little League, Inc. for operation, maintenance and improvements at designated baseball fields at O. P. Schnabel Park located in Council District 7 for an initial five (5) year term beginning September 1, 2017, and ending August 31, 2022, with the option to exercise two (2) additional five (5) year renewals. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]
20. [17-4446](#) An Ordinance authorizing execution of an Amendment to the License and Lease Agreement with the San Antonio Botanical Garden Society, Inc., for purposes of securing New Market Tax Credits financing for Phase II of the Master Plan for the San Antonio Botanical Garden, located in City Council District 2, and approving related documents. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]
21. [17-3665](#) An Ordinance authorizing the execution of a Funding Agreement with the Jubilee Academic Center, Inc. accepting up to 50% of the cost, or \$36,400.00, for the City's construction and installation of advanced warning school zone flashing beacons in Council District 3. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

22. [17-3771](#) An Ordinance authorizing two on-call environmental abatement services agreements with TLI Environmental Services, Inc. and South West Texas Environmental Contractor, Inc., each in an amount not to exceed \$750,000.00 per year for a term of one year term with the option to renew for up to three additional one-year extensions to provide on-call environmental abatement services related to transportation and capital improvement projects located City-wide. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements Department]

City Manager's Report

23. [17-4592](#) 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.

- Z-1.** [17-3452](#) ZONING CASE # Z2017061 H (Council District 1): An Ordinance amending the Zoning District Boundary to apply the Tobin Hill North Historic District "H" to existing "C-2 AHOD" Commercial Airport Hazard Overlay District; "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on 13.75 acres of land on multiple properties located in the 200 - 700 Block of East Mistletoe Avenue, the 100 Block of Ewald Street, the 200 Block of Valentino Place, the 200 Block of Carleton Street, the 2500 Block of McCullough Avenue, and the 100 Block of Kings Court. Staff recommends Approval. Zoning Commission recommends Denial.
- Z-2.** [17-4292](#) ZONING CASE # Z2017170 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 UC-4 AHOD" General Commercial North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District, "C-1 AHOD" Commercial Airport

Hazard Overlay District, "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, "C-2" Commercial District, and Bar/Tavern and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1.5" Mid-Rise Office District, "MF-40" Multi-Family District, and "C-2" Commercial District, on 3.3008 acres out of NCB 15862 and NCB 6793, located at 246, 252, 301, 307, 309 West Josephine Street, 323, 327, 331 West Grayson Street, 734 East Locust, and 2020 North St. Mary's Street. Staff and Zoning Commission recommend Approval.

- Z-3.** [17-4252](#) ZONING CASE # Z2017190 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 14, NCB 8704, located at 835 Basse Road. Staff and Zoning Commission recommend Approval with Conditions.
- P-1.** [17-3885](#) PLAN AMENDMENT CASE # 17043 (Council District 2): An Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Public Institutional" and "Mixed Use" to "Mixed Use" on 13.633 acres out of NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, and NCB 1766, generally located along N. Alamo Street, Carson Street and Austin Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017134)
- Z-4.** [17-4289](#) ZONING CASE # Z2017134 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay, "O-1 AHOD" Office Airport Hazard Overlay District, "O-2 AHOD" High-Rise Office Airport Hazard Overlay District, "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD"

Infill Development Zone Airport Hazard Overlay District and "IDZ HS AHOD" Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage), in the entire project area on 13.633 acres out of NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, and NCB 1766, generally located along N. Alamo Street, Carson Street and Austin Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 17043)

- Z-5.** [17-4288](#) ZONING CASE # Z2017155 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 IDZ RIO-2 UC-2 AHOD" Commercial Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 RIO-2 UC-2 AHOD" General Commercial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "O-1 IDZ AHOD" Professional Office Infill Development Zone Overlay Airport Hazard Overlay District, "MF-33 RIO-2 UC-2 AHOD" Multi-Family River Improvement Overlay Urban Corridor Airport Hazard Overlay District, "1-1 AHOD" General Industrial Airport Hazard Overlay District, "1-1 RIO-2 UC-2 AHOD" General Industrial River Improvement Overlay Urban Corridor Airport Hazard Overlay District, and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone Overlay River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family Dwellings at a maximum density of 75 units per acre to "IDZ AHOD" Infill

Development Zone Airport Hazard Overlay District and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) in the entire project area on 7.968 acres out of NCB 487, NCB 965, NCB 982, NCB 984, NCB 1765 and NCB 1766, generally located along N. Alamo Street, Carson Street and Austin Street. Staff and Zoning Commission recommend Approval.

- Z-6.** [17-4287](#) ZONING CASE # Z2017166 (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 permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, "I-1" General Industrial District, and Multi-Family uses (apartments/condominiums) not to exceed 100 units per acre; Live/Work units; Bar and/or Tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening and including Shipping Container Storage) on 0.433 acres out of NCB 982, located at 1201 Austin Street. Staff and Zoning

Commission recommend Approval.

- Z-7.** [17-4286](#) ZONING CASE # Z2017184 (Council District 2): An Ordinance amending the Zoning District Boundary from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District for Food - Mobile Vending (Base Operations), a Bar/Tavern without cover charge 3 or more days per week, Coffee Roasting, Microbrewery and Food - Mobile Food Court, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Bar/Tavern without cover charge 3 or more days per week, Hotel, and Studio - Sound and Recording, and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Multi-Family Dwellings not to exceed 76 units per acre, Hotel, and Studio - Sound and Recording to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District, "C-3" General Commercial District, and Multi-Family uses (apartments and/or condominiums) not to exceed 100 units per acre; as well as the following uses: Live-Work Units; Bar and/or tavern with cover charge 3 or more days per week; Nightclub with cover charge 3 or more days per week; Alcohol beverage manufacture or brewery; Hotel taller than 35 feet; Beverage manufacture non-alcohol (including manufacturing and processing); Entertainment Venue (outdoor); Live Entertainment with and without cover charge 3 or more days per week (not including Food Service Establishments); Food Service Establishments with cover charge 3 or more days per week (with or without accessory live entertainment); and Beverage Manufacturing or Processing with Storage and Repair of Service Vehicles and Outside Storage (Open with No Screening including Shipping Container Storage) on 0.9638 acres including 0.159 acre tract Of Lot A7, Block 10, NCB 979; 0.322 acre tract of Lot 8, Block 10, NCB 979; 0.041 tract of Lot 9, Block 10, NCB 979; 0.039 acre tract of Lot 9, Block 10, NCB 979; 0.078 acre tract of Lots 14 and 15, Block 1 NCB 982; 0.1548 acre tract of Lots 14 and 15, Block 1, NCB 982; and 0.17 acre tract of Lots 14 and 15, Block 1, NCB 982, located at 502, 504, 516, and 520 East Grayson Street, 1816 North Alamo Street, 1822 North Alamo Street, and 1311 Austin Street.

Staff and Zoning Commission recommend Approval.

- P-2.** [17-4201](#) PLAN AMENDMENT CASE # 17058 (Council District 2): An Ordinance amending the Dignowity 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 Lots 4, 5, 6 and 7, Block C, NCB 1349, located at 113, 115, and 119 Arthur Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017183)
- Z-8.** [17-4318](#) ZONING CASE # Z2017183 (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 to allow up to 14 Apartment Units, 8 Artist Studios, and an Art Gallery on Lot 4, 5, 6, and 7, Block C, NCB 1349, located at 113, 115, and 119 Arthur Street. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17058).
- Z-9.** [17-4418](#) ZONING CASE # Z2017187 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "R-6 CD NCD-9 AHOD" Residential Single-Family Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Two Dwelling Units on the West 45 feet of Lot 33, Block 1, NCB 3855, located at 359 Brahan Boulevard. Staff and Zoning Commission recommend Approval.
- Z-10.** [17-4291](#) ZONING CASE # Z2017169 S (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop on 2.852 acres out of NCB 16567, located at 9800 Block of IH 10 East. Staff and Zoning Commission recommend Approval with Conditions.
- Z-11.** [17-4271](#) ZONING CASE # Z2017177 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-3R IH-1 AHOD"

General Commercial Restrictive Alcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District to "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 18 and W 103.72 feet of Lot 17, Block 1, NCB 13801, located in the 5100 Block of Randolph Boulevard. Staff and Zoning Commission recommend Approval.

Z-12. [17-4293](#) ZONING CASE # Z2017182 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 Conditional Use for 3 dwelling units on the East 62.25 Feet of Lot 5, NCB 7863, located at 440 West Harlan Avenue. Staff and Zoning Commission recommend Approval.

Z-13. [17-4284](#) ZONING CASE # Z2017165 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on North 227.73 Feet of West 100 Feet of 3, Block 101, NCB 11071, located at 1234 Gillette Boulevard. Staff and Zoning Commission recommend Approval with Conditions.

Z-14. [17-4258](#) ZONING CASE # Z2017186 (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 and a Party House/Reception Hall/Meeting Facility on Lot 1, 2, 3, Block 1, NCB 3142, located at 2500 South Presa Street. Staff and Zoning Commission recommend Approval.

Z-15. [17-4255](#) ZONING CASE # Z2017188 S (Council District 5): An Ordinance amending the Zoning District Boundary from "MI-2 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Non-Governmental Airport to "MI-2 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with Specific Use Authorization for a Metal Recycling Facility with outdoor storage and processing on 5.973 acres of NCB 11304 and NCB 8785, located at 438 North Tayman Street. Staff and Zoning Commission recommend Approval.

- Z-16.** [17-4285](#) ZONING CASE # Z2017112 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on a 0.21 acre tract of land out of Lot 16, Block 4, NCB 8989, located at 563 SW 39th Street. Staff and Zoning Commission recommend Approval.
- Z-17.** [17-2196](#) ZONING CASE # Z2017059 (Council District 6): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "O-1" Office District on Lots 3 and 4, Block 2, NCB 17637, located at 10558 and 10548 Mountain View Drive. Staff recommends Approval. Zoning Commission recommends Denial.
- Z-18.** [17-4260](#) ZONING CASE # Z2017181 S (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2 S" Commercial District with Specific Use Authorization for Fitness Center/ Health Club, Gymnasium, Natatorium, Sport Court- Outdoor Uses Permitted on Lot P-1 and P-1C, NCB 16047, located at 9488 Leslie Road. Staff and Zoning Commission recommend Approval.
- Z-19.** [17-4253](#) ZONING CASE # Z2017189 (Council District 8): An Ordinance amending the Zoning District Boundary from "I-1 MLOD-1" General Industrial Camp Bullis Military Lighting Overlay District to "C-3 MLOD-1" General Commercial Camp Bullis Military Lighting Overlay District on Lot 10, Block 5, NCB 17454, located at 12702 Mayhill Drive. Staff and Zoning Commission recommend Approval.
- P-3.** [17-4542](#) PLAN AMENDMENT CASE # 17048 (Council District 8): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017147) (Continued from August 3, 2017)
- Z-20.** [17-4543](#) ZONING CASE # Z2017147 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to

“PUD RM-4 MSAO-1 MLOD-1” Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17048) (Continued from August 3, 2017)

- Z-21.** [17-4251](#) ZONING CASE # Z2017191 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-3R S AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor's Facility with Outside Storage with Screening on 0.274 acres out of NCB 12097, located at 2583 MacArthur View. Staff and Zoning Commission recommend Approval.
- Z-22.** [17-4261](#) ZONING CASE # Z2017179 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales to "C-2 CD MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District with Conditional Use for Veterinary Hospital to include outdoor paddock and runs on Lot 14, Block 37, NCB 11837, located at 1638 NE Loop 410. Staff and Zoning Commission recommend Approval.
- Z-23.** [17-4544](#) ZONING CASE # Z2017149 S (Council District 10): 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 Car Wash on P-133, NCB 13740, located in the 3300 Block of Thousand Oaks Drive. Staff and Zoning Commission recommend Approval with Conditions. (Continued from August 3, 2017)

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.