

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Thursday, February 15, 2018**

**9:00 AM**

**Municipal Plaza Building**

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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. [18-1814](#) Invocation
2. [18-1815](#) Pledge of Allegiance
3. [18-1816](#) Approval of Minutes for the City Council Regular Meetings of January 10 - 11, 2018.

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

**INDIVIDUAL ITEMS FOR STAFF BRIEFING**

4. [18-1810](#) Approval of the following items related to the San Antonio Public Safety Radio System: [Erik Walsh, Deputy City Manager; Ben Gorzell, Chief Financial Officer]
- 4A. [18-1821](#) Ordinance authorizing a contract with Dailey and Wells Communications, Inc., for the purchase and commissioning of a Phase II Project 25 (P25) public safety radio system for a planned initial capital value of up to \$80,695,423 and ongoing maintenance and support for 15 years following full acceptance for a planned total value of \$27,255,136, to be funded by the City of San Antonio, Bexar County, and CPS Energy.
- 4B. [18-1822](#) Ordinance approving an Interlocal Agreement between the City of San Antonio, CPS Energy and Bexar County for Ownership and Management of a Public Safety Radio System.

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

5. [18-1412](#) Ordinance ratifying a contract with A-Ram Plumbing, Inc. for the repair of two sewer drain lines at the Alamodome for the Convention and Sports Facilities Department for a total cost of \$189,092.36, funded from the FY 2018 Community and Visitor Facilities Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [18-1433](#) Ordinance accepting three replacement Chevrolet Tahoe Police Pursuit Vehicles from Caldwell Country Chevrolet for the San Antonio Police Department for a total cost of \$103,405.00, funded from the FY 2018

Equipment Renewal and Replacement Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

7. [18-1434](#) Ordinance accepting the manufacture and delivery of ninety metal recycling and trash receptacles by Victor Stanley, Inc. for Center City Development and Operations for a total cost of \$83,097.60, funded from the FY 2018 Solid Waste Operating and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
  
8. [18-1322](#) Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,183,400.04: (A) Kinloch Equipment & Supply, Inc. for Elgin sweeper parts; (B) Green Oasis, LLC DBA Green Oasis Landscapes for the lease and maintenance of interior plants for the San Antonio International Airport; (C) High Sierra Electronics, Inc. for automated flood warning system parts; and (D) Campbell Scientific, Inc. and Keller America, Inc. for automated flood warning system parts distributors. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

### Capital Improvements

9. [18-1163](#) Ordinance for the 2017 Bond Program Pedestrian & Streets Mobility Projects, Package 1 awarding a task order contract to F.D. Concrete, LLC in an amount not to exceed \$2,363,777.50, of which \$119,760.00 will be reimbursed by San Antonio Water System and \$900.00 will be reimbursed by CPS Energy for necessary adjustments to its existing infrastructure. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
  
10. [18-1250](#) Ordinance for the Tezel Rd. Improvements project, a 2012 Bond-funded project located in Council District 6, awarding a construction contract in an amount not to exceed \$312,224.00, to Maldonado Nursery & Landscaping, Inc. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
  
11. [18-1386](#) Ordinance authorizing a San Antonio Water System requested change order for the Downtown Streets Reconstruction - Main, San Pedro, and Navarro Project, a 2012-2017 Bond funded project located in

Council District 1, in an amount up to \$284,489.17 to Jordan Foster Construction, LLC for added expenses related to the Cured In Place Pipe installation, storage and disposal fees. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

12. [18-1113](#) Approval of the following contracts totaling \$7,665,507.05 related to the FY 2018 Infrastructure Management Program. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
- 12A. [18-1827](#) Ordinance for the 2018 Micro-Surface Task Order Contract Package 1, awarding a contract to Viking Construction, Inc. in an amount not to exceed \$1,677,060.00, of which \$16,800.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.
- 12B. [18-1828](#) Ordinance for the 2018 Fog Seal Task Order Contract Package 1, awarding a contract to Clark Construction of Texas, Inc. in an amount not to exceed \$1,286,122.50 of which \$12,500.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.
- 12C. [18-1829](#) Ordinance for the 2018 Micro-Surface Task Order Package 2, awarding a contract to Intermountain Slurry Seal, Inc. in an amount not to exceed \$3,238,777.00, of which \$65,625.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.
- 12D. [18-1830](#) Ordinance for the 2018 Onyx Task Order Contract Package 1, awarding a contract to Clark Construction of Texas, Inc. in an amount not to exceed \$975,227.75, of which \$14,000.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.
- 12E. [18-1831](#) Ordinance for the 2018 Base Repair Task Order Contract Package 1, awarding a contract to All In Construction, L.L.C. in an amount not to exceed \$488,319.80, of which \$16,000.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.
13. [18-1127](#) Approval of the following contracts totaling \$21,909,581.34 related to

the FY 2018 Infrastructure Management Program (IMP). [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

- 13A. [18-1823](#) Ordinance for the 2018 Asphalt Overlay Task Order Contract Package 8 awarding a contract to Asphalt Inc. dba Lone Star Paving in an amount not to exceed \$7,168,080.00, of which \$74,675.00 will be reimbursed by San Antonio Water System and \$14,500.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.
- 13B. [18-1824](#) Ordinance for the 2018 Asphalt Overlay Task Order Contract Package 9, awarding a contract to J&P Paving Co. Inc. in an amount not to exceed \$8,234,645.90, of which \$180,060.00 will be reimbursed by San Antonio Water System and \$20,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.
- 13C. [18-1825](#) Ordinance for the 2018 Asphalt Overlay Task Order Contract Package 10, awarding a contract to Clark Construction of Texas, Inc. in an amount not to exceed \$4,367,287.96, of which \$115,250.00 will be reimbursed by San Antonio Water System and \$15,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.
- 13D. [18-1826](#) Ordinance for the 2018-2019 Base Repair Task Order Contract Package 11, awarding a contract to Clark Construction of Texas, Inc. in an amount not to exceed \$2,139,567.48, of which \$44,000.00 will be reimbursed by San Antonio Water System and \$10,000.00 will be reimbursed by CPS Energy for necessary adjustments to existing infrastructure.

### Grant Applications and Awards

14. [18-1110](#) Ordinance approving the submission of 16 grant renewal applications and the acceptance of funds upon award in an amount up to \$13,941,659.00 from the Texas Department of State Health Services for public health functions of the San Antonio Metropolitan Health District for the period July 1, 2018 through December 31, 2019. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]
15. [18-1470](#) Ordinance approving the submission of two grant renewal applications,

one to the Texas Commission on Environmental Quality and one to the Department of Homeland Security, related to the Public Center for Environmental Health's local air monitoring efforts; and authorizing the acceptance of funds in a total amount up to \$573,182.00 for a period beginning September 1, 2018 through August 31, 2019. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

16. [18-1608](#) Ordinance authorizing the San Antonio Metropolitan Health District's continued participation in the Medicaid 1115 (a) Demonstration Waiver Program known as the "Texas Healthcare Transformation and Quality Improvement Program" (the Waiver Program); submission of intergovernmental funding transfers (IGT) in an amount up to \$16,928,278.00; acceptance of the submitted IGT reimbursement amount; acceptance of up to \$22,935,794.00 in federal incentive payments from the Waiver Program; submission of up to \$70,000.00 for non-reimbursable IGT to the Waiver Program for monitoring and compliance and authorizing revised program budgets and personnel complements for a period ending September 30, 2019. [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director of Health]

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

17. [18-1808](#) Approval of the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2019, to be effective immediately upon the receipt of eight affirmative votes, or, if 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 Jada A. Rodgers (District 4) to the San Antonio Youth Commission.

B) Appointing Michael Soto (District 7) to the Ethics Review Board for the remainder of an unexpired term of office to expire April 25, 2018.

#### **Miscellaneous**

18. [18-1611](#) Ordinance adopting the Arts Agency Funding Guidelines, a component of the Cul-TU-Art Plan. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Director, Arts & Culture]

19. [18-1002](#) Ordinance amending the Development Agreement with MLK Garden Homes, LLC to increase the Funding Authorization from \$300,000.00 to \$330,000.00 for the MLK Garden Homes, LLC project located at Martin Luther King Drive and Aurelia Street in Council District 2 and in the Inner City Tax Increment Reinvestment Zone. [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]
20. [18-1301](#) Ordinance issuing a right-a-way encroachment permit for HEB Grocery Company LP to install an overhead pedestrian bridge crossing East Cesar E. Chavez Boulevard between Dwyer Avenue and South Main Avenue, in Council District 1, for a fee of \$5,050.00 and waiving sections of Chapter 37 of the City Code to allow an initial 50 year term. [Lori Houston, Assistant City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
21. [18-1693](#) Approval of Resolutions of Support for the following multifamily rental housing development projects seeking competitive 9% Housing Tax Credits with the Texas Department of Housing and Community Affairs: [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]
- 21A. [18-1864](#) Culebra Place Apartments, located at 7796 Culbra Rd in Council District 6
- 21B. [18-1865](#) Residences at Thousand Oaks, 4500 block of Thousand Oaks Drive, San Antonio in Council District 10
22. [18-1607](#) Approval of the following in connection with the 2018 Master Tax-Exempt Lease Purchase Agreements [Ben Gorzell, Jr., Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]
- 22A. [18-1832](#) Ordinance approving the Master Tax-Exempt Lease Purchase Agreement for a Police Helicopter with Banc of America Public Capital Corp and an Escrow and Account Control Agreement with Banc of America Public Capital Corp and Frost Bank; and approving Exhibits and related Schedules to the Master Tax-Exempt Lease Purchase Agreement in the amount of \$4,963,223 for the acquisition of a Police Helicopter for the Police Department.
- 22B. [18-1833](#) Ordinance approving the Master Tax-Exempt Lease Purchase

Agreement for Solid Waste and Fire Equipment with Signature Public Funding Corporation and an Escrow and Account Control Agreement with Signature Public Funding Corporation and Frost Bank; and approving Exhibits and related Schedules to the Master Tax-Exempt Lease Purchase Agreement in the amount of \$5,430,086.78 for the acquisition of automated side loaders for the Solid Waste Department and an ambulance and bunker gear for the Fire Department.

- 22C.** [18-1834](#) Ordinance approving the Master Tax-Exempt Lease Purchase Agreement for Solid Waste and Fire Equipment with JP Morgan and an Escrow and Account Control Agreement with JP Morgan and Frost Bank; and approving Exhibits and related Schedules to the Master Tax-Exempt Lease Purchase Agreement in the amount of \$5,014,671.56 for the acquisition of brush tractors and brush trailers for the Solid Waste Department and an exhaust removal system, platform truck, and engine truck for the Fire Department.
- 23.** [18-1801](#) Approval of Resolutions identifying the following applicants for Housing Tax Credits through the Texas Department of Housing and Community Affairs (TDHCA) as contributing more than any other to the concerted revitalization efforts of the municipality; and allowing the construction of Village at Roosevelt, located within the Mission Drive-in TIRZ in Council District 3, a new development located within one linear mile or less from another Housing Tax Credit development awarded within the prior three years: [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]
- 23A.** [18-1835](#) Artisan at Ruiz, located within the University Park West/Blueridge REnewSA target area in Council District 1
- 23B.** [18-1836](#) Museum Reach Lofts, located within the Midtown TIRZ in Council District 1
- 23C.** [18-1837](#) Valiente Apartments, located within the Inner City TIRZ and Near East Neighborhood Improvement Area in Council District 2
- 23D.** [18-1838](#) San Juan Mission Villas, located within the Brooks City Base TIRZ in Council District 3
- 23E.** [18-1840](#) Village at Roosevelt, located within the Mission Drive-in TIRZ in Council District 3



- 23F. [18-1856](#) Piedmont Lofts, located within the Highlands Community Plan Area in Council District 3
- 23G. [18-1841](#) Alazan Lofts, located within the West Side Neighborhood Improvement Area in Council District 5
- 23H. [18-1842](#) Legacy at Buena Vista, located within the Near West-Five Points Neighborhood Improvement Area in Council District 5

**City Manager's Report**

24. [18-1817](#) 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.**

25. [18-1511](#) ALCOHOL VARIANCE # AV2018002 (Council District 3): An Ordinance granting a Variance to City Code 4-6(c)(1 and 3) and 4-6(d) (6) of the City Code and authorizing the sale of alcoholic beverages on Lots 7, 11, 12, 13, 14, 24, and 25, Block 46, NCB 9330, located at 2627 Pleasanton Road for on-premise consumption within three-hundred (300) feet of Carroll Bell Elementary School, a public education institution located within the Harlandale Independent School District.
26. [18-1512](#) ALCOHOL VARIANCE # AV2018003 (Council District 7): An Ordinance granting a Variance to City Code 4-6(c)(1 and 3) and 4-6(d) (6) of the City Code and authorizing the sale of alcoholic beverages on Lots 14, NCB 8349, located at 3031 West Woodlawn Avenue for on-premise consumption within three-hundred (300) feet of Madison Elementary School, a public education institution located within the San Antonio Independent School District.
27. [18-1513](#) ALCOHOL VARIANCE # AV2018004 (Council District 7): An Ordinance granting a Variance to City Code 4-6(c)(1 and 3) and 4-6(d) (6) of the City Code and authorizing the sale of alcoholic beverages on

Lots 2, 3, and Lot 4, Block 1, NCB 8347, located at 838 Bandera Road for off-premise consumption within three-hundred (300) feet of Madison Elementary School, a public education institution located within the San Antonio Independent School District.

- P-1.** [18-1443](#) 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 January 18, 2018)
- Z-1.** [18-1444](#) 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 and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17077) (Continued from January 18, 2018)
- Z-2.** [18-1559](#) ZONING CASE # Z2018043 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation District Airport Hazard Overlay District to "R-6 CD NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation District Airport Hazard Overlay District with a Conditional Use for Non-Commercial Parking Lot on Lot 39, Block 2, NCB 3031, located at 1121 West Ashby Place. Staff and Zoning Commission recommend Approval.
- Z-3.** [18-1569](#) ZONING CASE # Z2018044 (Council District 1): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 2, Block 12, NCB 13885, located at 10106 Desert Sands. Staff and Zoning Commission

recommend Approval.

- Z-4.** [18-1577](#) ZONING CASE # Z2018053 (Council District 1): An Ordinance amending the Zoning District Boundary from “C-1 AHOD” Light Commercial Airport Hazard Overlay District, "C-1 UC-5 AHOD" Light Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-2 UC-5 AHOD" Commercial Main Avenue/McCullough Urban Corridor Airport Hazard Overlay District on 2.051 acres out of NCB 379, located on the corner of West Cypress Street and North Main Avenue. Staff and Zoning Commission recommend Approval.
- Z-5.** [18-1741](#) 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. (Continued from January 18, 2018)
- P-2.** [18-1743](#) 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 42.341 acres out of NCB 10578 and “Mixed Use” on 13.866 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) (Continued from January 18, 2018)
- Z-6.** [18-1747](#) 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) (Continued from January 18, 2018)

- Z-7.** [18-1445](#) 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 and Zoning Commission recommend Approval.
- Z-8.** [18-1446](#) 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 units per acre to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay with uses permitted for Multi-Family not to exceed 36 units 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 and Zoning Commission recommend Approval.
- P-3.** [18-1756](#) PLAN AMENDMENT CASE # 18018 (Council District 2): An Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” and “Community Commercial” to “Low-Density Residential” on 10.380 acres out of NCB 17730 and “Community Commercial” on 1.829 acres out of NCB 17730, generally located Southwest of the Gibbs-Sprawl Road and Walzem Road intersection. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018065)
- Z-9.** [18-1583](#) ZONING CASE # Z2018065 (Council District 2): An Ordinance amending the Zoning District Boundary from "MH AHOD" Manufactured Home Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.829 acres out of NCB 17730 and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 10.380 acres out of NCB 17730, generally located at the southwest corner of Gibbs Sprawl and Walzem Road. Staff and Zoning Commission recommend Approval, pending Plan

Amendment. (Associated Plan Amendment 18018)

- Z-10.** [18-1558](#) ZONING CASE # Z2018042 CD (Council District 2): 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 four (4) residential dwelling units on Lot 2, Block 2, NCB 1270, located at 1206 East Carson. Staff and Zoning Commission recommend Approval.
- P-4.** [18-1662](#) PLAN AMENDMENT CASE # 18012 (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 “Medium Density Residential” to “Mixed Use” on Lot A and Lot B, Block 10, NCB 1330, located at 1824 and 1826 Hays Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018047)
- Z-11.** [18-1572](#) ZONING CASE # Z2018047 (Council District 2): An Ordinance amending the Zoning District Boundary from "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control Airport Hazard Overlay District to "IDZ EP-1 AHOD" Infill Development Zone Facility Parking/Traffic Control Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot A and Lot B, Block 10, NCB 1330, located at 1824 and 1826 Hays Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18012)
- Z-12.** [18-1705](#) ZONING CASE # Z2018061 (Council District 2): An Ordinance amending the Zoning District Boundary from "C-2 RIO-1 UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District, "IDZ RIO-1 UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units per acre, and "C-3 NA RIO-1 UC-2 NCD-9 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node

Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District, "IDZ RIO-1 DN UC-2 NCD-9 AHOD" Infill Development Zone River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Multi-Family Residences not to exceed 175 units per acre, and "C-2 CD RIO-1 DN UC-2 NCD-9 AHOD" Commercial River Improvement Overlay Development Node Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Auto Rental on Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block, 27, NCB 1764 and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 33, NCB 1763, located at Broadway Street and Alling Street. Staff and Zoning Commission recommend Approval.

- P-5.** [18-1706](#) PLAN AMENDMENT CASE # 18016 (Council District 3): An Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" and "Suburban Tier" to "Suburban Tier" on 100.349 acres out of CB 4167, located in the 3700 block of South Loop 1604 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018062)
- Z-13.** [18-1708](#) ZONING CASE # Z2018062 (Council District 3): An Ordinance amending the Zoning District Boundary from "RE" Residential Estate District and "C-2" Commercial District to "R-5" Residential Single-Family District on 65.504 acres out of NCB 4167 and "C-2" Commercial District on 18.408 acres out of NCB 4167, generally located in the 3700 block of South Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18016)
- Z-14.** [18-1749](#) 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. (Continued from January 18, 2018)

- Z-15.** [18-1750](#) 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. (Continued from January 18, 2018)
- Z-16.** [18-1556](#) ZONING CASE # Z2018018 S (Council District 4): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home on Lot 145, Block 7, NCB 15622, located at 5114 Hillburn Drive. Staff and Zoning Commission recommend Approval.
- Z-17.** [18-1557](#) ZONING CASE # Z2018026 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 14 and Lot 15, Block 1, NCB 8960, located at 1103 and 1107 Vermont Street. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment Case 18010)
- Z-18.** [18-1570](#) ZONING CASE # Z2018045 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 8, save and except the northwest 11.34 feet, Block 4, NCB 2607, located at 718 West Baylor Street. Staff and Zoning Commission recommend Approval.
- P-6.** [18-1697](#) PLAN AMENDMENT CASE # 18014 (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 "Low Density Residential" to "Regional Commercial" on Lot 38, Block 33 and Block 35, NCB 3694, located at 435 Menefee Boulevard. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2018055 S)
- Z-19.** [18-1704](#) ZONING CASE # Z2018055 S (Council District 5): An Ordinance

amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility on Lot 38, Block 33 and Block 35, NCB 3694, located at 435 Menefee Boulevard. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment 18014)

- P-7.** [18-1713](#) PLAN AMENDMENT CASE # 18017 (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 "Low Density Residential" to "Community Commercial" on Lots 23 and 24, Block 5, NCB 11370, located at 2634 Southwest 34th Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2018064)
- Z-20.** [18-1582](#) ZONING CASE # Z2018064 CD (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Office/Warehouse on Lots 23 and 24, Block 5, NCB 11370, located at 2634 Southwest 34th Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 18017)
- Z-21.** [18-1579](#) ZONING CASE # Z2018058 CD (Council District 5): An Ordinance amending the Zoning District Boundary zoning 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 two (2) residential dwelling units, Lot 1, Block 2, NCB 1270, located at 781 Harriman Place. Staff and Zoning Commission recommend Approval.
- Z-22.** [18-1224](#) ZONING CASE # Z2018033 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District, "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 193, NCB A-35, and Lot 1, Block 4, NCB 2504, located at 1500 South Zarzamora Street. Staff and Zoning Commission recommend Approval.



- Z-23.** [18-1580](#) ZONING CASE # Z2018060 CD (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Conditional Use for a Tattoo Studio on Lot 1 and 2, Block 2, NCB 8540, located at 1917 Castroville Road. Staff and Zoning Commission recommend Approval.
- Z-24.** [18-1554](#) ZONING CASE # Z2018010 CD (Council District 6): An Ordinance amending the Zoning District Boundary from "C-2 GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "C-2 CD GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District with Conditional Use for a Tattoo Parlor/Studio on Lot 9, Block 31, NCB 17643, located at 8827 State Highway 151. Staff and Zoning Commission recommend Approval.
- Z-25.** [18-1447](#) 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 and allowing a fence up to eight (8) feet in height in accordance with Section 35-514(d)(2) (D) of the Unified Development Code, located at 7702 Briaridge Drive and 3330 Cherry Ridge Street. Staff and Zoning Commission recommend Approval, with Conditions.
- Z-26.** [18-1737](#) ZONING CASE # Z2018066 S (Council District 7): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 S AHOD" Residential Single-Family Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on Lot 25, Block 18, NCB 11458, located at 5107 Cannon Drive. Staff and Zoning Commission recommend Approval.
- Z-27.** [18-1739](#) ZONING CASE # Z2018075 CD (Council District 7): 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 22, Block 1, NCB 13719, Lot 22A, CB 4429, located at 5701 Bandera Road. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions.

- Z-28.** [18-1555](#) ZONING CASE # Z2018015 (Council District 8): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on Lot 5, Block 8, NCB 12788, located at 1725-1733 Babcock Road. Staff and Zoning Commission recommend Approval.
- P-8.** [18-1242](#) PLAN AMENDMENT CASE # 16086 (Council District 9): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" and "Specialized Center" to "Mixed Use Center" on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2016277 ERZD) (Continued from December 7, 2017)
- Z-29.** [18-1243](#) ZONING CASE # Z2016277 ERZD (Council District 9): An Ordinance amending the Zoning District Boundary from "QD CD S MSAO-1 MLOD-1 AHOD ERZD" Quarry Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District with Conditional Use and Specific Use Authorization for Blasting, "C-2 MSAO-1 MLOD-1 AHOD ERZD" Commercial Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District, "PUD R-6 MSAO-1 MLOD-1 AHOD ERZD" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District to "MXD MSAO-1 MLOD-1 AHOD ERZD" Mixed Use Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Airport Hazard Overlay Edwards Recharge Zone District on 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located north of Loop 1604, East of NW Military Highway, and South of Camp Bullis. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16086) (Continued from

December 7, 2017)

- Z-30.** [18-1576](#) ZONING CASE # Z2018052 (Council District 9): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on the Northwest 152.75 feet of Lot 10, Block 37, NCB 11753, located at 10815 West Avenue. Staff and Zoning Commission recommend Approval.
- P-9.** [18-1751](#) 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) (Continued from January 18, 2018)
- Z-31.** [18-1752](#) 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) (Continued from January 18, 2018)
- Z-32.** [18-1571](#) ZONING CASE # Z2018046 CD (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Meeting Facilities to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage on Lot P-3A, NCB 15688, located at 4516 Stahl Road. Staff and Zoning Commission recommend Approval.

## 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.

