

# City of San Antonio



## **AGENDA** **City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Thursday, November 7, 2019**

**9:00 AM**

**Municipal Plaza Building**

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The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:00 AM. Once convened, the City Council shall consider the following items no sooner than the designated times.

**9:00AM: Call to Order**

**2:00PM: Plan Amendments and Zoning Cases**

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

Members of the public may appear before the City Council to speak on any agenda item consistent with procedural rules governing City Council meetings and state law. 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. 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 (210) 207-7080.

1. [19-8095](#) Invocation
2. [19-8096](#) Pledge of Allegiance
3. [19-8097](#) Approval of Minutes for the City Council Regular Meeting of September 11 - 12, 2019
4. [19-8098](#) Councilmember Ana E. Sandoval will be sworn-in as Mayor Pro Tem, serving the term of November 8, 2019 - January 17, 2020.

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

5. [19-7557](#) Ordinance ratifying a contract with Western States Fire Protection Company in the amount of \$84,000.00 for updates to the fire alarm system at the Department of Human Services, Frank Garrett Community Center. Funding is available from the department's FY 2020 General Fund budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [19-7645](#) Ordinance approving a task order to a Job Order Contract with Inoca Holdco, II LLC. dba Fox Service Company in the amount of \$137,905.23 for the Public Safety Answer Point Automatic Transfer Switch Replacement for the Building and Equipment Services Department. Funding is available through previously authorized tax notes and included in the FY 2020 - FY 2025 Capital Improvement Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [19-7462](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$782,000.00:  
(A) Airport Lighting Systems, Inc. for airfield runway lighting parts, signs, and accessories;  
(B) Safety Supply, Inc. for electrolyte replacement drinks; and  
(C) Centerline Supply, Vulcan Inc., dba Vulcan Signs, and Xcessories Squared Development & Mfg, Inc. for traffic posts & hardware.  
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**Capital Improvements**

8.     [19-7144](#)     Ordinance awarding a construction contract to D. Plata Construction Company, LLC in the amount of \$2,042,660.23 of which \$119,411.30 will be reimbursed by San Antonio Water System for the Monticello Park (Area Streets) Project, a 2017 Bond funded project, located in Council District 7. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
9.     [19-7499](#)     Ordinance awarding a construction contract including two additive alternates in the amount of \$592,744.00 to Crownhill Builders, Inc. for the District 6 Parks (Westwood Village Park & Levi Strauss Park) Project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
10.    [19-7644](#)     Approving the following five construction contracts totaling \$18,832,866.15 to complete the street maintenance projects identified in the FY 2020 Infrastructure Management Program. Funding for these contracts is included and available in the FY 2020-2025 Capital Improvements Program: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
- 10A.   [19-8101](#)     Ordinance approving the 2020 Base Repair Task Order Contract Package 1 to Asphalt Inc. LLC, DBA Lone Star Paving Company in an amount not to exceed \$942,730.68, of which \$32,400.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.
- 10B.   [19-8102](#)     Ordinance approving the 2020 Base Repair Task Order Contract Package 2 to J&P Paving Co., Inc. in an amount not to exceed \$899,134.67, of which \$15,500.00 will be reimbursed by San Antonio Water System for necessary adjustments to its existing infrastructure.
- 10C.   [19-8103](#)     Ordinance approving the 2020 Street Rehabilitation Package 1 to Clark Construction of Texas, Inc. in an amount not to exceed \$5,002,360.30 of which \$141,375.00 will be reimbursed by San Antonio Water System and \$7,500.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

- 10D. [19-8104](#) Ordinance approving the 2020 Flatwork Task Order Contract Package 2 to FD Concrete LLC in an amount not to exceed \$2,399,777.00 of which \$25,627.00 will be reimbursed by San Antonio Water System and \$1,500.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.
- 10E. [19-8105](#) Ordinance approving the 2020 Street Rehabilitation Package 3 to J&P Paving Co Inc. in an amount not to exceed \$9,588,863.50 of which \$218,020.00 will be reimbursed by San Antonio Water System and \$28,000.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

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

11. [19-7834](#) Ordinance approving a no-cost lease agreement with the United States Customs and Border Protection for the Federal Inspection Station in Terminal A at the San Antonio International Airport. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
12. [19-7524](#) Ordinance approving a renewal of the no cost lease agreement with HEBCO Development Inc. for use by the San Antonio Police Department's San Antonio Fear Free Environment unit of 1,600 square feet of office/retail space located at the McCreless Market Shopping Center for a term ending September 30, 2020. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations].

#### Grant Applications and Awards

13. [19-7493](#) Ordinance approving City Council Project Fund grant allocations in the following amounts:  
(A) in an amount not less than \$16,742.49 to San Antonio Sports for the District 4 Heroes 5K/10K with contributions from District 4 and the Mayor's Office;  
(B) in an amount not less than \$16,891.11 to San Antonio Sports for the District 8 Superhero 5K;  
[John Peterek, Assistant to the City Manager; Emily McGinn, Interim Assistant to City Council, Office of Mayor and Council]
14. [19-7856](#) Ordinance approving the submission of an Early Head Start Grant application and acceptance upon award of up to \$2,254,384.00, including up to \$224,752.00 in start-up funds, from the U.S.

Department of Health and Human Services for the period March 1, 2020 through February 28, 2021, and approving an in-kind match of up to \$563,596.00, to be shared between the Department of Human Services and Edgewood Independent School District and a personnel complement of 5 positions. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

15.     [19-7859](#)     Ordinance approving the submission of a grant application and acceptance upon award of up to \$100,000.00, for the Bill and Melinda Gates Foundation “Voices for Economic Opportunity Challenge” to raise the awareness and understanding of poverty. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]
16.     [19-7796](#)     Ordinance approving the acceptance of grant funds in the amount of \$320,000.00 from the U.S. Department of Justice, Office of Justice Programs, Juvenile Justice and Delinquency Prevention for the FY 2019 Supporting Victims of Gang Violence Grant Program, and authorizing two grant-funded positions. [María Villagómez Deputy City Manager; William P. McManus, Chief of Police]

#### **City Code Amendments**

17.     [19-7970](#)     Ordinance amending Chapter 28, Signs, of the City Code of San Antonio, Texas, which will allow for digital faces to be installed on both sides of an existing billboard structure. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

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

18.     [19-8012](#)     Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2021 or for the terms shown below. Appointments are effective immediately if eight affirmative votes received, or ten days after appointment if passed with less than eight affirmative votes. [Leticia M. Vacek, City Clerk]

A) Reappointing Meghan Rodriguez (District 1) to the Building Standards Board.

B) Appointing Melanie A. Tawil (Mayoral) to the Small Business Advocacy Committee.

C) Reappointing Cara M. DeAnda (Mayoral) to the HemisFair Park Area Redevelopment Corporation.

D) Reappointing Victoria Berchard Spaulding (District 9) to the Affirmative Action Advisory Committee.

E) Reappointing Gwendolyn Albers (District 10), Diana Kenny (District 10), and Matthew West (District 10) to the Tax Increment Reinvestment Zone No. 33 - Northeast Corridor Board of Directors.

F) Appointing Kevin Crozier (District 10) and reappointing Juanita F. Sepulveda (District 4) and Ramon A. Gonzales (District 7) to the City Commission on Veterans Affairs.

G) Reappointing Mike Asmus (District 10) to the Brooks Development Authority.

#### Miscellaneous

19.     [19-7238](#)     Ordinance approving an operating agreement with Raiser LLC dba Uber Technologies, Inc., for three years with the option to extend for two, additional one-year periods with rates set by Chapter 3, Airports, of the San Antonio Municipal Code; and authorizing the City Manager or designee to enter into future operating agreements with Transportation Network Companies (also known as rideshare companies) at the San Antonio Airport System that are substantially similar to this agreement. All revenue generated will be deposited into the Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
  
20.     [19-7774](#)     Ordinance approving the City's participation in the three-year Law Enforcement Officer Reimbursable Agreement Program with the Transportation Security Administration for law enforcement support at each passenger security screening checkpoint at the San Antonio International Airport. As part of the agreement, the City is requesting a reimbursement from TSA of up to \$513,038.00 annually. [Carlos Contreras, Assistant City Manager; Russell Handy, Director, Aviation]
  
21.     [19-8107](#)     Ordinance approving the settlement of a lawsuit styled Irma Reding and Rex Reding v. City of San Antonio; Cause Number 2017-CI-22496, pending in 407th Judicial District Court, Bexar County, Texas in the

total amount of \$125,000.00 paid from the Self-Insurance Liability Fund. [Andrew Segovia, City Attorney]

22.     [19-8108](#)     Ordinance approving the settlement of a lawsuit styled Dianna L. Cross v. City of San Antonio; Cause Number 2016-CI-01978, pending in 408th Judicial District Court, Bexar County, Texas in the total amount of \$100,000.00 paid from the Self-Insurance Liability Fund. [Andrew Segovia, City Attorney]
23.     [19-7866](#)     Ordinance approving a Chapter 380 Economic Development Incentive Fund Agreement in an amount not to exceed \$250,000.00 with Geekdom, LC for the creation of the Civic Tech Division Pilot Program. Funding is available from the FY2020 Economic Development Incentive Fund. [Carlos Contreras, Assistant City Manager; Alejandra Lopez, Interim Director, Economic Development]
24.     [19-7906](#)     Ordinance approving the issuance by the Simonton Cultural Education Facilities Finance Corporation of bonds, loans and/or other obligations in a maximum amount of \$8,000,000.00 for the benefit of the Family Endeavors, Inc. for purposes of Section 147(f) of the Internal Revenue Code. An administrative fee of \$2,500.00, payable by the Simonton Cultural Education Facilities Finance Corporation, will be deposited into the General Fund in accordance with the FY 2020 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
25.     [19-7847](#)     Ordinance approving an agreement with the University of Texas Health Science Center at San Antonio for a term ending June 30, 2020 for the delivery of technical assistance services by the San Antonio Metropolitan Health District's Project Worth Program related to teen health and accepting \$100,000.00 from the University of Texas Health Science Center at San Antonio resulting in an increase in revenues to the San Antonio Metropolitan Health District's overall budget by \$59,030.00. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Jennifer Herriott, MPH, Interim Director, Health]
26.     [19-7824](#)     Ordinance approving an agreement with the Residential Energy Assistance Partnership, Inc. (REAP) for the issuance of utility assistance credits in a projected amount of \$800,000.00 through 2020, with two annual renewals, and approving an amendment to an agreement with Kinetech Cloud, LLC to host and maintain an emergency utility bill assistance software application to electronically



process up to 30,000 applications at a cost of \$36,250 annually, and to provide enhancements to the electronic application process as requested by the Department of Human Services. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

27.     [19-7598](#)     Ordinance approving an amendment to the existing Master Interlocal Agreement with Bexar County to extend the term of the library services addendum to September 30, 2023, for an annual fee of \$2,584,028.95. [Lori Houston, Assistant City Manager; Ramiro Salazar, Director, Library]
28.     [19-7622](#)     Ordinance approving an Assignment of the Development Agreement from Verano Land Group, LP, to Southstar at Verano, LLC, located in Council Districts 3 & 4, funded by Verano Tax Increment Reinvestment Zone TIRZ #28. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]
29.     [19-7828](#)     Ordinance approving a professional service contract with Ruiz Protective Services, Inc. to provide the San Antonio Police Department, Aviation and Park Police Pre-employment Polygraph Examination Services for a three year term beginning November 15, 2019, and ending November 14, 2022, with two one-year renewal options in an estimated annual amount not to exceed \$70,462.10, available in the City's FY 2020 General Fund Budget. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

#### City Manager's Report

30.     [19-8100](#)     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.**

31.     [19-8035](#)     Resolution initiating a Plan Amendment and Rezoning of 2.527 acres



out of NCB 520, NCB 521, NCB 530, NCB 549 and NCB 1659 for properties generally located at 1003, 1007, 1011, 1012, 1017, 1021 North Hackberry Street, and 502, 504, 505, 506, 508, 511 Lamar Street and 702 and 705 North Pine Street in Council District 2 to land use and zoning that is consistent with the existing development and use of the property. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

32.     [19-8037](#)     Resolution initiating a Rezoning of 8.523 acres out of NCB 17338, a property generally located at 17115 Redland Road in Council District 10 to zoning that is consistent with the existing development and use of the property. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

33.     [19-8033](#)     ALCOHOL VARIANCE # AV2019011 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance to Muhammad Ramzan, for a Convenience Store and Gas Station by authorizing the sale of alcoholic beverages on Lot 18, NCB 11684, located at 3819 West Avenue for off-premise consumption within three-hundred (300) feet of West Avenue Elementary School, a public education institution.

- Z-1.    [19-7475](#)     ZONING CASE Z-2019-10700183 (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 120 residential units and uses permitted in "C-2" Commercial District on Lot 17, Block 25, NCB 366, located at 311 West Laurel Street. Staff and Zoning Commission recommend Approval.

- Z-2.    [19-7909](#)     ZONING CASE Z-2019-10700194 (Council District 1): Ordinance amending the Zoning District Boundary from "C-1 HL MLOD-2 MLR-2 AHOD" Light Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-4 HL MLOD-2 MLR-2 AHOD" Residential Single-Family Historic Landmark Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted

for twelve (12) residential units on Lot 10, Lot 11 and Lot 12, Block 31, NCB 2280, located at 2607 West Houston Street. Staff and Zoning Commission recommend Approval. (Continued from October 17, 2019)

- P-1.**    [19-7910](#)    PLAN AMENDMENT CASE PA-2019-11600063 (Council District 1): Ordinance amending the Midtown Area Regional Center Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" to "Medium Density Residential" on Lot 13 and Lot 14, Block 3, NCB 2076, located at 252 Cornell Avenue. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700216) (Continued from October 17, 2019)
- Z-3.**    [19-7916](#)    ZONING CASE Z-2019-10700216 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted for Eight (8) Dwelling Units on Lot 13 and Lot 14, Block 3, NCB 2076, located at 252 Cornell Avenue. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA2019-11600063) (Continued from October 17, 2019)
- Z-4.**    [19-8006](#)    ZONING CASE Z-2019-10700218 CD (Council District 1): 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 a Conditional Use for Hardware Sales on Lot 13, Lot 14, Lot 15 and Lot 16, Block 33, NCB 8430, located at 714 Vance Jackson Road. Staff recommends Approval. Zoning Commission recommends Denial.
- Z-5.**    [19-7961](#)    ZONING CASE Z-2019-10700232 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot A-11, Block A, NCB 6009, located at 1035 Shook Avenue and 1037 Shook Avenue. Staff and Zoning Commission recommend Approval.
- Z-6.**    [19-7974](#)    ZONING CASE Z-2019-10700238 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High

Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 3 and Lot 4, Block 1, NCB 2101, located at 1106 Lombrano Street. Staff recommends Approval. Zoning Commission recommends Denial.

- P-2.**     [19-7933](#)     PLAN AMENDMENT CASE PA-2019-11600055 (Council District 2): Ordinance amending the Camelot 1 Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Business Park" to "Medium Density Residential" on Lots 2, 3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927, generally located west of Walzem Road and Dial Ike Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700192) (Continued from October 17, 2019)

- Z-7.**     [19-7934](#)     ZONING CASE Z-2019-10700192 (Council District 2): Ordinance amending the Zoning District District from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 2, 3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927, generally located west of Walzem Road and Dial Ike Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600055) (Continued from October 17, 2019)

- Z-8.**     [19-7508](#)     ZONING CASE Z-2019-10700196 (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 "IDZ-1 H AHOD" Light Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted for two (2) residential units on 0.1270 acres out of NCB 530, located at 910 North Hackberry Street. Staff and Zoning Commission recommend Approval.

- P-3.**     [19-8028](#)     PLAN AMENDMENT CASE PA-2019-11600059 (Council District 2): Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Mixed Use" to "Mixed Use" on

approximately 0.354 acres out of NCB 495, located at 1403 North Pine Street, 1405 North Pine Street and 527 Duvall Street. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700207)

- Z-9.**    [19-8027](#)    ZONING CASE Z-2019-10700207 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Auto Rental on 0.354 acres out of NCB 495, located at 1403 North Pine Street, 1405 North Pine Street and 527 Duval. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2019-11600059)
- Z-10.**   [19-7849](#)   ZONING CASE Z-2019-10700209 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "R-2 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on 0.057 acres out of NCB 1165, located at 814 Frank Avenue. Staff and Zoning Commission recommend Approval.
- Z-11.**   [19-7935](#)   ZONING CASE Z-2019-10700210 (Council District 2): Ordinance amending the Zoning District Boundary from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Residential Mixed District to "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-6" Residential Mixed District and for a Tattoo Parlor and Bar/Tavern on Lot 1 and Lot 2, Block J, NCB 1666, located at 910 Nolan Street. Staff and Zoning Commission recommend Approval. (Continued from October 17, 2019)
- Z-12.**   [19-7936](#)   ZONING CASE Z-2019-10700213 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 9.40 acres out of NCB 13802, located at 5200, 5202, 5210, 5218, 5222, 5226, 5250 Randolph

Boulevard. Staff and Zoning Commission recommend Approval.  
(Continued from October 17, 2019)

- Z-13.** [19-7851](#) ZONING CASE Z-2019-10700227 S (Council District 2): Ordinance amending Zoning District Boundary from “I-1 MLOD-3 MLR-1 AHOD” General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3 CD MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District With Conditional Use For A Food Bank Distribution Center to "C-3 S MLOD-3 MLR-1 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Specific Use Authorization for a Human Services Campus on 17.390 acres out of NCB 10598 (save and except 1.73 acres out of NCB 10598), located at 4701 Dietrich Road. Staff and Zoning Commission recommend Approval.
- P-4.** [19-7963](#) PLAN AMENDMENT CASE PA-2019-11600069 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” and “Parks Open Space” to "High Density Residential” on 42.98 acres out of NCB 18239, located at 5645 Sinclair Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700239)
- Z-14.** [19-7973](#) ZONING CASE Z-2019-10700239 (Council District 2): Ordinance amending the Zoning District Boundary from “NP-10 MLOD-3 MLR-1” Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to “R-4 MLOD-3 MLR-1” Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 36.96 acres out of NCB 18239 and “MF-33 MLOD-3 MLR-1” Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 42.98 acres out of NCB 18239, located at 5645 Sinclair Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600069)
- Z-15.** [19-7991](#) ZONING CASE Z-2019-10700241 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD"

Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD"  
Low Intensity Infill Development Zone Airport Hazard Overlay District  
with uses permitted for three (3) residential units on Lots 15 and 16,  
Block 58, NCB 1586, located at 203 Denver Boulevard. Staff and  
Zoning Commission recommend Approval.

- P-5.**     [19-7533](#)     PLAN AMENDMENT CASE PA-2019-11600064 (Council District 4):  
Ordinance amending the Heritage South Sector Plan, a component of  
the Comprehensive Master Plan of the City, by changing the future  
land use from "Agribusiness / RIMSE Tier" to "Specialized Center" on  
7.39 acres out of CB 4005A, located at 2375 Walsh Road and 12825  
Applewhite Road. Staff and Planning Commission recommend  
Approval. (Associated Zoning Case Z-2019-10700219 S)
- Z-16.**     [19-7532](#)     ZONING CASE Z-2019-10700219 S (Council District 4): Ordinance  
amending the Zoning District Boundary from "MI-1 AHOD" Mixed  
Light Industrial Airport Hazard Overlay District to "MI-2 S AHOD"  
Mixed Heavy Industrial Airport Hazard Overlay District with a Specific  
Use Authorization for Petroleum - Manufacturing or Processing on  
7.39 acres out of CB 4005A, located at 2375 Walsh Road and 12825  
Applewhite Road. Staff and Zoning Commission recommend Approval,  
pending Plan Amendment. (Plan Amendment Case  
PA-2019-11600064)
- P-6.**     [19-8088](#)     PLAN AMENDMENT CASE PA-2019-11600039 (Council District 5):  
Ordinance amending the Guadalupe/ Westside Community Plan, a  
component of the Comprehensive Master Plan of the City, by changing  
the future land use from "Low Density Residential" to "Neighborhood  
Commercial" on Lot 11, Lot 12, Lot 23 and Lot 24, Block 6, NCB  
3163, located at 2234 South Laredo Street, 2235 South Laredo Street,  
and 2238 South Laredo Street. Staff and Planning Commission  
recommend Denial. (Associated Zoning Case Z-2019-10700145)
- Z-17.**     [19-7540](#)     ZONING CASE Z-2019-10700145 CD (Council District 5): Ordinance  
amending the Zoning District Boundary from "I-2 MLOD-2 MLR-2  
AHOD" Heavy Industrial Lackland Military Lighting Overlay Military  
Lighting Region 2 Airport Hazard Overlay District to "C-1 CD  
MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military  
Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay  
District with Conditional Use for Motor Vehicle Sales (Full Service) on  
Lot 11, Lot 12, Lot 23 and Lot 24, Block 6, NCB 3163, located at



2234 South Laredo Street, 2235 South Laredo Street, and 2238 South Laredo Street. Staff recommends Denial. Zoning Commission recommends Approval with Conditions. (Associated Plan Amendment PA-2019-11600039)

- Z-18.** [19-7537](#) ZONING CASE Z-2019-10700184 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 7, Lot 8, and the west 31.25 feet of Lot 9, Block 4, NCB 2575, located at 332 East Fest Street. Staff recommends Denial. Zoning Commission recommends Approval.
- Z-19.** [19-7937](#) ZONING CASE Z-2019-10700214 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional use for two (2) duplexes on Lot 40 and Lot 39, Block 1, NCB 8116, located at 822 Darby Boulevard and 824 Darby Boulevard. Staff and Zoning Commission recommend Denial. (Continued from October 17, 2019)
- Z-20.** [19-7850](#) ZONING CASE Z-2019-10700226 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) residential units on Lot 24 and Lot 25, Block 9, NCB 7477, located at 113 Paramount Avenue. Staff and Zoning Commission recommend Approval.
- Z-21.** [19-8014](#) ZONING CASE Z-2019-10700246 HL (Council District 5): Ordinance amending the Zoning District Boundary from "MF-33 MC-1 AHOD" Multi-Family Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "MF-33 MC-1 HL AHOD" Multi-Family Roosevelt Avenue Metropolitan Corridor Historic Landmark Airport Hazard Overlay District on Lot 10, Block 3, NCB 2985, located at 215 Lowell Street. Staff and Zoning Commission recommend Approval.



- P-7.**    [19-8031](#)    PLAN AMENDMENT CASE PA-2019-11600065 (Council District 6): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on Lot 14, Lot 15, Lot 29, and Lot 30, Block 12, NCB 16522, located at 6402 Tahoka Boulevard, 6406 Tahoka Boulevard, 6403 Marcum Drive, and 6407 Marcum Drive. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700223)
- Z-22.**    [19-8030](#)    ZONING CASE Z-2019-10700223 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3NA S MLOD-2 MLR-1 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization to allow a Cabinet Shop to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 14, Lot 15, Lot 29, and Lot 30, Block 12, NCB 16522, located at 6402 Tahoka Boulevard, 6406 Tahoka Boulevard, 6403 Marcum Drive, and 6407 Marcum Drive. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2019-11600065)
- Z-23.**    [19-7854](#)    ZONING CASE Z-2019-10700229 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 3.010 acres out of NCB 18285, located at 7200 Culebra Road. Staff and Zoning Commission recommend Approval.
- Z-24.**    [19-7942](#)    ZONING CASE Z-2019-10700231 CD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 GC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "C-2 CD GC-1 MLOD-1 MLR-1" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District with Conditional Use for a Theater (Indoor,

Permitting Over two (2) screens) on 7.879 acres out of NCB 16390, located at 24515 Interstate Highway 10 West. Staff and Zoning Commission recommend Approval.

- Z-25.** [19-7988](#) ZONING CASE Z-2019-10700240 (Council District 8): Ordinance amending the Zoning District Boundary from "PUD MF-25 GC-1 MLOD-1 MLR-1" Planned Unit Development Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "PUD MF-25 MLOD-1 MLR-1" Planned Unit Development Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-33 GC-1 MLOD-1 MLR-1" Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 7.101 acres out of NCB 34732, generally located southwest of the intersection of Aue Road and I-10 West Access Road. Staff and Zoning Commission recommend Approval.

- Z-26.** [19-8032](#) ZONING CASE Z-2019-10700224 (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot P-64A, NCB 15837, located at 3966 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.