

# 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 20, 2020**

**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. [20-1950](#) Invocation
2. [20-1951](#) Pledge of Allegiance
3. [20-1952](#) Approval of Minutes for the Regular City Council Meeting of January 16, 2020, the Special City Council Meeting of January 21, 2020, and the Regular City Council Meeting of January 29, 2020

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

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

4. [19-9201](#) Ordinance approving a contract with CNC Technologies, Inc., to install, configure, and maintain a helicopter video downlink system. The initial term is through November 30, 2020, with four optional one year renewals for an estimated total cost of \$1,800,000.00. The first year cost is \$307,281.00 which will be funded as follows:
  - \$207,785.00 from the 2018 Urban Area Security Initiative (UASI) federal grant,
  - \$60,121.00 from the 2018 State Homeland Security Program (SHSP) federal grant, and
  - \$39,375.00 from the FY 2020 Police General Fund Budget.Funding for subsequent years of this contract is subject to City Council approval of the annual budget and funds. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. [20-1443](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$688,439.89, included in the respective department's FY 2020 Adopted Budget:
  - (A) Industrial Disposal Supply Company, LLC, for sweeper equipment parts for repairs;
  - (B) Holt Texas, LTD., for Caterpillar equipment parts for repairs;
  - (C) Zamorano Enterprises, Inc., for decorative metal chairs and benches;
  - (D) SiteOne Landscape Supply LLC, for 30 gallon trees;
  - (E) Texdoor, Ltd., for overhead door repair parts and service; and
  - (F) Bentley Systems, Incorporated, for software license subscriptions for the Transportation & Capital Improvements Department.[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief

Financial Officer, Finance]

### Capital Improvements

6. [20-1077](#) Ordinance awarding a construction contract including two additive alternates to Alamo City Constructors, Inc. in the amount of \$5,611,649.36 of which \$2,747,932.90 will be reimbursed by CPS Energy and \$198,473.70 will be reimbursed by San Antonio Water System (SAWS) for the Rittiman Road (I-35 to Castle Cross Drive) project, a 2017 Bond funded project, located in Council District 2. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
7. [20-1084](#) Ordinance approving a Funding Agreement with the San Antonio Independent School District in the amount of \$16,698.00 for the acceptance of these funds from San Antonio Independent School District for their share of construction related expenses for the purchase and installation of advance warning flashing beacons near Carvajal Elementary School. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
8. [20-1366](#) Ordinance authorizing a task order to a Job Order Contract with Con-Cor Inc. in the amount of \$196,773.73 for the Igo Branch Library project, a 2020 Deferred Maintenance funded project, located in Council District 8. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
9. [20-1367](#) Ordinance approving a task order to a Job Order Contract with LMC Corporation in the amount of \$132,769.32 to construct park improvements for the Nani Falcone Park project, a 2017 Bond funded project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

### Acquisition, Sale or Lease of Real Property

10. [19-8727](#) Ordinance approving lease agreements with 800 Painful, L.P. for the continued rental of office space at 800 Dolorosa Street in Council District 1 for the San Antonio Police Department's Office of Internal Affairs at the cost of \$166,354.56 in FY20 and the Human Resources' Office of Municipal Integrity at the cost of \$26,337.04 in FY20. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

11. [20-1628](#) Ordinance extending a Parking Agreement with the University of Texas at San Antonio to allow continued use of 50 parking spaces for one year by the Institute of Texan Cultures. Revenues of approximately \$7,997.28 will be deposited in the Parking Operating & Maintenance Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

### Grant Applications and Awards

12. [20-1620](#) Resolution approving the submission of a grant application to and approving the acceptance of funds upon award from the Office of the Governor for the Safe Neighborhoods Program in an amount not to exceed \$131,878.74 for twelve months beginning October 1, 2020 through September 30, 2021 for the San Antonio Metropolitan Health District's Stand Up SA Program. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Dawn Emerick, EdD, Director, Health]
13. [20-1622](#) Ordinance approving the acceptance of funds from Data Across Sectors for Health (DASH) in an amount not to exceed \$5,000.00 for the DASH Mentorship Program for a term beginning February 1, 2020 through December 31, 2020. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Dawn Emerick, EdD, Director, Health]
14. [20-1498](#) Ordinance approving the acceptance of funds not to exceed \$9,300.00, from the Conservation Society of San Antonio for consultation services for the ScoutSA survey. [Roderick Sanchez, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

### Boards, Commissions and Committee Appointments

15. [20-1825](#) Ordinance appointing Karen Davis, Oscar Briones, Ebony Barkley-Jordan, Antonio Amado, Karen Farias, Roy Lozano, and Jerry Broderick to the Citizens Advisory Action Board (CAAB) for two-year terms of office. [María Villagómez, Deputy City Manager; William McManus, Chief of Police]
16. [20-1850](#) Ordinance reappointing George Lynn Britton Jr. (District 4) to the Building Standards Board for the remainder of an unexpired term of office to expire May 31, 2021; and waiving the veteran category requirement for appointment. [Leticia M. Vacek, City Clerk]

17. [20-1677](#) 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 Judy Cruz (Mayoral) to the San Antonio Public Library Board of Trustee.
- B) Appointing David Sherman (District 2) to the City Commission on Veterans Affairs.
- C) Appointing Lillian Jones (District 2) to the Zoning Commission.
- D) Reappointing Susan Wright (District 2) to the Capital Improvements Advisory Committee.
- E) Appointing Joe De La Garza (District 3) to the San Antonio Early Childhood Education Municipal Development Corporation.
- F) Appointing Lance Elliott (District 5) to the Tax Increment Reinvestment Zone No. 12 – Plaza Fortuna Board of Directors.
- G) Appointing Efrain Vergara (District 8) and reappointing Dewayne Nelson (District 9) to the Building Standards Board.
- H) Reappointing Lloyd A. Denton Jr. (District 10) to the Tax Increment Reinvestment Zone No. 33 – Northeast Corridor Board of Directors.

### Miscellaneous

18. [20-1352](#) Ordinance approving a Memorandum of Agreement with the Federal Aviation Administration for services and equipment in support of Airfield Improvement projects affecting FAA facilities at San Antonio International Airport. FAA construction oversight is required when a project has a potential risk to FAA operations during construction. Of the total estimated cost of \$1,371,859.50, funding is included in the FY 2020 – FY 2025 Aviation Capital Budget and the FY 2020 Airport Operating and Maintenance Fund. [Carlos Contreras, Assistant City

Manager; Jesus Saenz, Director, Aviation]

19. [20-1108](#) Ordinance amending agreements related to the Westside Education & Training Center (WETC), Edgewood Independent School District, Alamo Colleges Workforce Specialty Center and Westside Development Corporation. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]
20. [20-1954](#) Ordinance approving the ratification of the Second Amendment and Extension of the City of San Antonio Financial Advisor Services contracts with FHN Financial Municipal Advisors and Hilltop Securities, Inc. for a term to expire on March 31, 2021. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
21. [20-1508](#) Ordinance approving an amendment to the Professional Services Agreement with National Development Council for the development of the FY 2021-2025 HUD Consolidated Plan, FY 2021 Action Plan and Analysis of Impediments/ Assessment of Fair Housing in an amount of \$99,250 utilizing FY 2020 Community Development Block Grant funds. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
22. [20-1683](#) Ordinance approving a Development Agreement with Terramark Interests, LLC for a \$242,000.00 forgivable loan to construct a 12-unit multi-family development with six units to be available for households earning at or below 60% of Area Median Income (AMI) near Frio Street and El Paso Street. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
23. [20-1466](#) Resolution of No Objection for SAHT Pan American LP, LLC's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the rehabilitation of the Pan American Apartments, a 100 unit affordable multi-family rental housing development, located at 143 NW 36th Street in Council District 5. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
24. [20-1074](#) Ordinance approving a Development Agreement with Patio Delantero, Ltd, Houston Street TIRZ Board of Directors, and the City of San Antonio for eligible public improvements for up to \$225,000.00 for the Weston Urban Open Space/Pinkerton's Barbecue project located at 107 W. Houston Street. [Lori Houston, Assistant City Manager;

Verónica Soto, Director, Neighborhood and Housing Services]

25. [20-1073](#) Approving the following items relating to the revitalization, restoration, and improvements of 114 Main Plaza. [Lori Houston, Assistant City Manager; Verónica R. Soto, Neighborhood and Housing Services, and John Jacks, Director, Center City Development and Operations]
- 25A. [20-1969](#) Ordinance approving a Development Agreement with 114 Main Plaza, LLC for eligible public improvements in the redevelopment of 114 Main Plaza in an amount up to \$1,132,912.00 in Houston Street TIRZ funding.
- 25B. [20-1970](#) Ordinance approving a license agreement with 114 Main Plaza, LLC for patio space adjacent to building in Main Plaza for five-year period ending February 28, 2025. Revenue in the amount of \$750.00 per year will be deposited into the General Fund.
26. [20-1665](#) Approving the following items relating to the Property Assessed Clean Energy [PACE] Program: [Carlos Contreras, Assistant City Manager; Alejandra Lopez, Director, Economic Development]
- 26A. [20-1971](#) Resolution of Intent to establish a Property Assessed Clean Energy (PACE) program within the City of San Antonio boundaries.
- 26B. [20-1972](#) Ordinance approving an Interlocal Agreement with Alamo Area Council of Governments to serve as the Third-Party Administrator of Property Assessed Clean Energy (PACE) Program contingent upon City Council formally establishing the City PACE Program.

### City Manager's Report

27. [20-1953](#) 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.**

28. [20-1065](#) Ordinance amending the Major Thoroughfare Plan, a component of the

City of San Antonio Master Plan, by realigning a proposed segment of Talley Road from Old Talley Road to approximately 1,500 feet south of Cartwright Trail generally located in western Bexar County.

[Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]

- 29.**     [20-1100](#)     Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Walzem Road and removing a proposed segment of Binz-Engleman Road, with Walzem Road to remain designated as a Secondary Arterial Type A (86 feet of right-of-way), generally located in northeast Bexar County, between FM 78 and FM 1516. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Interim Director, Transportation & Capital Improvements]
- Z-1.**     [20-1448](#)     ZONING CASE Z-2019-10700187 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA HS RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District, "RM-4 NCD-1 AHOD" Residential Mixed South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District and "IDZ RIO-4 NCD-1 AHOD" Infill Development Zone River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2 NA" Commercial Nonalcoholic Sales District and "MF-25" Multi Family District to "IDZ-3 HL RIO-4 NCD-1 AHOD" High Intensity Infill Development Zone Historic Landmark River Improvement Overlay South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 39 dwelling units, and a Hotel and "IDZ-3 NCD-1 AHOD" High Intensity Infill Development Zone South Presa Street/South Saint Mary's Streets Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, uses permitted for multi-family with up to 39 dwelling units, and a Hotel (all overlays remain the same) on Lot 9, the west 42.8 feet of the south 22 feet of Lot 10 , the north 125 feet of Lot 10 and the east 46.2 feet of the south 22 feet of Lot 10, NCB 2979, located at 141 Jacobs, 143 Jacobs, 1714 South Saint Mary's Street and 1722 South Saint Mary's Street. Staff and Zoning



Commission recommend Approval. (Continued from January 16, 2020)

- Z-2.** [20-1759](#) ZONING CASE Z-2019-10700284 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay Airport Hazard Overlay District and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ-3 RIO-2 AHOD" High Intensity Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern without cover charge 3 or more days per week, Nightclub with cover charge 3 or more days per week, Microbrewery, Winery with bottling, Extended stay hotel/motel, Timeshares or corporate apartment, hotel, massage-parlor, Medical hospital or sanitarium, Studio-sound and recording, Club-private, Office warehouse (flex space) and multi-family dwelling units not to exceed 325 units on Lot 7, Lot 8, Lot 9, Lot 19, Lot 20, Lot 21, Lot 28, Lot 29, north 15 feet of Lot 30, south 15 feet of Lot 31, Lot 32, Lot 33, Lot 34, Lot 35, Lot 36, Lot 40, Lot 41, and Lot 42, Block 4, NCB 6792, located at 813 East Myrtle Street, 818 East Locust Street, 1212, and 1216-1218 E. Euclid Avenue. Staff and Zoning Commission recommend Approval.
- P-1.** [20-1774](#) PLAN AMENDMENT CASE PA-2019-11600084 (Council District 1): 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 0.744 acres out of NCB 11882, located at 1411 East Sandalwood Lane. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700291)
- Z-3.** [20-1775](#) ZONING CASE Z-2019-10700291 (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 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 fourteen (14) residential units on 0.744 acres out of NCB 11882, located at 1411 East Sandalwood Lane. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2019-11600084)

- Z-4.** [20-1596](#) ZONING CASE Z-2019-10700312 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-1 AHOD" Residential Single Family Airport Hazard Overlay District on Lot 13A excluding northeast triangular 14 feet, Block 2, NCB 2177, located at 802 Arbor Place. Staff and Zoning Commission recommend Approval.
- Z-5.** [20-1553](#) ZONING CASE Z-2019-10700332 (Council District 1): Ordinance amending the Zoning District Boundary from "FBZD" Form Based Zoning District to "FBZD" Form Based Zoning District to update the Transportation Design Plan of the River North Master Development Pattern Plan (All Transect Zoning Districts, Overlay Districts and Uses remain unchanged) on approximately 311 acres generally bounded by IH-35 to the North and West, IH-37 and Bonham to the East, and Lexington Avenue/4th Street to the South. Staff and Zoning Commission recommend Approval.
- P-2.** [20-1449](#) PLAN AMENDMENT CASE PA-2019-11600080 (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 Residential" to "Neighborhood Commercial" on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate 35. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2019-10700208) (Continued from January 16, 2020)
- Z-6.** [20-1450](#) ZONING CASE Z-2019-10700208 (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 "NC MLOD-3 MLR-2" Neighborhood Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate Highway 35. Staff and Zoning Commission recommend Denial, with Alternate Recommendation. (Associated Plan Amendment PA-2019-11600080) (Continued from January 16, 2020)
- P-3.** [20-1595](#) PLAN AMENDMENT CASE PA-2019-11600079 (Council District 2): Ordinance amending the Dignowity Hill Neighborhood Plan/ Eastside

Reinvestment Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" to "Low Density Mixed-Use" on the south 104.22 feet of Lot 11, Lot 12 and Lot 13, Block 8, NCB 562, located at 707 Dawson Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700275)

- Z-7.** [20-1591](#) ZONING CASE Z-2019-10700275 (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 H AHOD" Multi-Family Dignowity Hill Historic Airport Hazard Overlay 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 for a Party House, Reception Hall, Meeting Facility on the south 104.22 feet of Lot 11, Lot 12, and Lot 13, Block 8, NCB 562, located at 707 Dawson Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600079)
- Z-8.** [20-1454](#) ZONING CASE Z-2019-10700283 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office on Lot 3, Block 15A, NCB 576, located at 1512 East Houston Street. Staff and Zoning Commission recommend Approval. (Continued from January 16, 2020)
- Z-9.** [20-1767](#) ZONING CASE Z-2019-10700297 CD (Council District 2): 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 a Conditional Use for Motor Vehicle Sales (Full Service) on 0.567 acres out of NCB 16918, located in the 8100 block of Melbury Forest. Staff recommends Approval. Zoning Commission recommends Denial.
- Z-10.** [20-1771](#) ZONING CASE Z-2019-10700306 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 EP-1 MLOD-3 MLR-2 AHOD" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic

Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on the east 31 feet of the south 154 feet of Lot 2 and Lot 3, Block 11, NCB 1308, located at 1811 and 1807 Burseson. Staff and Zoning Commission recommend Approval.

- P-4.** [20-1600](#) PLAN AMENDMENT CASE PA-2019-11600102 (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 "Community Commercial" to "High Density Residential" on Lot 8, Block 6, NCB 12633, located in the 4000 block of Interstate 10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700317)
- Z-11.** [20-1599](#) ZONING CASE Z-2019-10700317 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-1" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-3 MLR-1" Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 8, Block 6, NCB 12633, located in the 4000 Block of Interstate 10 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2019-11600102)
- P-5.** [20-1605](#) PLAN AMENDMENT CASE PA-2019-11600092 (Council District 2): 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 "Low Density Residential" to "Medium Density Residential" on 8.781 acres out of CB 5090, located at 7975 Interstate 10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700318)
- Z-12.** [20-1091](#) ZONING CASE Z-2019-10700318 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MHC MLOD-3 MLR-1 AHOD" Manufactured Housing Conventional Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard

Overlay District on 8.781 acres out of CB 5090, located at 7975 Interstate 10 East. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA2019-11600092)

- Z-13.** [20-1619](#) ZONING CASE Z-2019-10700329 (Council District 2): 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 and "C-2 RIO-1 NCD-9 AHOD" Commercial River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District to "C-2 IDZ RIO-1 UC-2 NCD-9 AHOD" Commercial Infill Development Zone River Improvement Overlay Broadway Urban Corridor Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District and "C-2 IDZ RIO-1 NCD-9 AHOD" Commercial Infill Development Zone River Improvement Overlay Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District (all overlays remain the same) on the south 45 feet of Lot 10, Lot 11 and Lot 12, Block 27, NCB 1764, located at 519 East Josephine Street. Staff and Zoning Commission recommend Approval.
- Z-14.** [20-1773](#) ZONING CASE Z-2019-10700289 (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family and for a Professional Office on Lot 1, Block 6, NCB 7582, located at 364 Betty Jean Street. Staff recommends Denial. Zoning Commission recommends Approval.
- Z-15.** [20-1750](#) ZONING CASE Z-2020-10700020 HL (Council District 3): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3NA HL MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 1, NCB 6230, located at 4007 South Flores Street. Staff recommends Approval. Zoning Commission recommendation pending the February 18, 2020 hearing.

- Z-16.** [20-1554](#) ZONING CASE Z-2019-10700282 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-2 MLR-1 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-51A, NCB 14567, generally located in the 9600 Block of IH 35 South. Staff and Zoning Commission recommend Approval.
- Z-17.** [20-1751](#) ZONING CASE Z-2019-10700250 CD (Council District 5): 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 Conditional Use for Auto, Light Truck, and Oversized Vehicle Sales and Storage (Full Service) on Lot 2 and the south 67.6 feet of Lot 1, Block 2, NCB 2307, located at 1406 West Commerce Street. Staff and Zoning Commission recommend Approval.
- Z-18.** [20-1597](#) ZONING CASE Z-2019-10700314 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 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 a Noncommercial Parking Lot to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lots 43-50, Block 7, NCB 8258, located at 202 North General McMullen. Staff and Zoning Commission recommend Approval with Conditions.
- Z-19.** [20-1598](#) ZONING CASE Z-2019-10700316 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 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) dwelling units on Lot 48 and Lot 49, Block 4, NCB 7490, located at 129 Dolores Avenue. Staff and Zoning Commission recommend Approval.
- P-6.** [20-1672](#) PLAN AMENDMENT CASE PA-2019-11600096 (Council District 5):

Ordinance amending the Nogalitos / South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" on Lot 1 and Lot 2, Block 13, NCB 7050, located at 3401, 3403, 3405, and 3407 Nogalitos Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2019-10700328)

- Z-20.** [20-1747](#) ZONING CASE Z-2019-10700328 (Council District 5): Ordinance amending the Zoning District Boundary from "C-3R MLOD-2 MLR-2 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 13, NCB 7050, located at 3401, 3403, 3405, and 3407 Nogalitos Street. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2019-11600096)
- Z-21.** [20-1748](#) ZONING CASE Z-2020-10700003 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, Block 15, NCB 3884, located at 125 Glass Avenue. Staff and Zoning Commission recommend Approval.
- Z-22** [20-1763](#) ZONING CASE Z-2019-10700285 CD (Council District 6): 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 "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair on Lot 10, Block 18, NCB 16528, located at 2614 Pinn Road. Staff and Zoning Commission recommend Approval.
- Z-23.** [20-1661](#) ZONING CASE Z-2019-10700300 (Council District 6): 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 "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 2, Block 10, NCB 15569, located at 7015 Remuda Drive. Staff and Zoning Commission recommend Approval.

**Z-24.** [20-1618](#) ZONING CASE Z-2019-10700326 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot P-4C, NCB 34400, located at 2790 West Loop 1604 North. Staff and Zoning Commission recommend Approval.

**Z-25.** [20-1643](#) ZONING CASE Z-2019-10700225 (Council District 7): Ordinance amending the Zoning District Boundary from "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 19, Block 4, NCB 13450, located at 5403 San Benito Drive. Staff recommends Denial. Zoning Commission recommends Approval.

**P-7.** [20-1641](#) PLAN AMENDMENT CASE PA-2019-11600073 (Council District 8): 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 Lot 23, Block 4, NCB 14759, located at 7427 West Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2019-10700269 S)

**Z-26.** [20-1640](#) ZONING CASE Z-2019-10700269 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 NA UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S UC-1 MLOD-1 MLR-2 ERZD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for an Animal Clinic on 0.1330 acres out of Lot 23, Block 4, NCB 14759, located at 7427 West Loop 1604. Staff and Zoning Commission recommend Approval, pending



Plan Amendment. (Associated Plan Amendment PA-2019-11600073)

- P-8.** [20-1671](#) PLAN AMENDMENT CASE PA-2019-11600089 (Council District 8): 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" to "General Urban Tier" on 9.708 acres out of NCB 16109 and NCB 16455 and 0.231 acres out of NCB 16455, located at 6460 Babcock Road. Staff recommends Approval. Planning Commission recommends Denial, for lack of a motion. (Associated Zoning Case Z-2019-10700305)
- Z-27.** [20-1670](#) ZONING CASE Z-2019-10700305 (Council District 8): Ordinance amending the Zoning District Boundary from "C-1" Light Commercial District, "C-2" Commercial District, "C-2 NA" Commercial Nonalcoholic Sales District, "C-2 NA CD" Commercial Nonalcoholic Sales District with Conditional Use for an Auto Body Repair and Paint Center, "C-3 NA" General Commercial Nonalcoholic Sales District to "MF-25" Low Density Multi-Family District on 9.708 acres out of NCB 16109 and NCB 16455 and 0.231 acres out of NCB 16455, located at 6460 Babcock Road. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial due to lack of a motion. (Associated Plan Amendment Case PA-2019-11600089)
- Z-28.** [20-1455](#) ZONING CASE Z-2019-10700146 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lot 14, Block 4, NCB 12574, located at 9010 Tesoro Drive. Staff recommends Approval. Zoning Commission recommends Denial for lack of a motion. (Continued from January 16, 2020)
- Z-29.** [20-1456](#) ZONING CASE Z-2019-10700292 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 4, Block 2, NCB 14952, located at 11407 Wayland Way. Staff and Zoning Commission recommend Approval. (Continued from January 16, 2020)
- Z-30.** [20-1617](#) ZONING CASE Z-2019-10700320 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 S IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay

District with a Specific Use Authorization for a University, "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for a University, "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-6 IH-1 AHOD" Residential Single-Family Northeast Gateway Corridor Airport Hazard Overlay District to "C-2 IH-1 AHOD" Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots TR-19, 19A, 19C, 19D, 20A and 21A, NCB 14952, and Lot 1, Block 2, NCB 14952, located at 11104 and 11542 Wayland Way, and 6153 Randolph Boulevard. 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.