

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, November 5, 2020

9:00 AM

Municipal Plaza Building

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

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

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

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 or call (210) 207-7080.

1. [20-6433](#) Invocation
2. [20-6434](#) Pledge of Allegiance
3. [20-6435](#) Approval of Minutes from the City Council Meetings of August 13 and August 18, 2020.

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. [20-6329](#) Ordinance approving a contract with The Armored Group, LLC, to provide one replacement ballistic resistant vehicle for the San Antonio Police Department for a total cost of \$229,000.00. Funding is available from the FY 2021 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. [20-5595](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$473,000.00, included in the respective department's FY 2021 Adopted Budget:
(A) Ergon Asphalt & Emulsions, Inc., for asphalt, oil and emulsion;
(B) Petroleum Solutions, Inc., dba JF Petroleum Group, for tank level sensing and leak detection parts and service;
(C) Swarco Reflex LLC for Aviation glass beads;
(D) HD Supply Construction Supply LTD for bagged Portland and masonry cement and ready mix concrete; and
(E) Oxford Immunotec USA, Inc., for TB test kits and supplies.
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

6. [20-5384](#) Ordinance approving an amendment in the increased amount not to exceed \$208,197.50 to the \$283,572.00 Civil Engineering Design Services Agreement with Don Durden, Inc. dba Civil Engineering Consultants for additional design services relating to the Roosevelt Avenue (I-10 to South St. Mary's Street) Project, a 2017 Bond funded project. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital

Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

7. [20-5991](#) Ordinance awarding a construction contract to J3 Company, LLC in the amount of \$6,765,052.04 of which \$485,525.19 will be reimbursed by San Antonio Water System and \$543,634.46 will be reimbursed by CPS Energy for the Enrique M. Barrera Parkway Phase 1 (Old Highway 90 Area) project, a 2017 Bond funded project, located in Council District 6. Funds are available from the 2017-2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
8. [20-5754](#) Approving the following three items related to the Port San Antonio project, a 2017 Bond funded drainage project: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Public Works]
- 8A. [20-6449](#) Ordinance approving a utility related change order in the increased amount of \$152,370.68 and authorizing payment to J3 Company, LLC for the Port San Antonio project, a 2017 Bond funded drainage project; of which \$152,370.68 will be reimbursed by the Port Authority of San Antonio for construction services related to the project's sanitary sewer system.
- 8B. [20-6450](#) Ordinance approving three City requested change orders in the total increased amount of \$1,216,713.69 and authorizing payment to J3 Company, LLC for work related to the construction of the drainage channel associated with Port San Antonio project, a 2017 Bond funded drainage project.
- 8C. [20-6451](#) Ordinance approving a City requested deductive change order in the decreased amount of \$666,892.34 with J3 Company, LLC for the removal of the demolition of a building structure from the Port San Antonio project, a 2017 Bond funded drainage project.
9. [20-6132](#) Approving the following four construction contracts totaling \$19,544,642.00 to complete the street maintenance projects identified in the Infrastructure Management Program (IMP): [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
- 9A. [20-6454](#) Ordinance awarding the 2021 Street Rehabilitation Contract Package 3 to Clark Construction of Texas, Inc. in an amount not to exceed

\$3,468,225.00 of which \$86,250.00 will be reimbursed by San Antonio Water System (SAWS) and \$4,500.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

- 9B.** [20-6456](#) Ordinance awarding the 2021 Street Rehabilitation Contract Package 4 to Austin Bridge & Road, LP in an amount not to exceed \$9,462,906.25.
- 9C.** [20-6457](#) Ordinance awarding the 2021 Street Rehabilitation Task Order Contract Package 5 to San Antonio Constructors, Ltd. in an amount not to exceed \$2,078,125.00 of which \$115,000.00 will be reimbursed by San Antonio Water System (SAWS) and \$6,000.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.
- 9D.** [20-6458](#) Ordinance awarding the 2021 Street Rehabilitation Task Order Contract Package 6 to Clark Construction of Texas, Inc. in an amount not to exceed \$4,535,385.75 of which \$56,525.00 will be reimbursed by San Antonio Water System (SAWS) and \$4,400.00 will be reimbursed by CPS Energy for necessary adjustments to their existing infrastructure.

Boards, Commissions and Committee Appointments

- 10.** [20-6277](#) Ordinance appointing Jorge Gamez (District 10) to the Building Standards Board for the unexpired term to expire May 31, 2021; and waiving the (Engineer) category requirement per City Code for this appointment. [Tina J. Flores, City Clerk]
- 11.** [20-6268](#) 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. [Tina J. Flores, City Clerk]
- A) Appointing Madelyn Elizondo (District 9) and Hannah Guan (District 9) to the San Antonio Youth Commission.
- B) Appointing Esther Gergen (District 4) to the Ethics Review Board for an unexpired term of office to end April 25, 2022.

Miscellaneous

- 12.** [20-6086](#) Resolution consenting to a request from Bexar County Emergency

Services District No. 2, located within the City's extra territorial jurisdiction, to incur debt not in excess of \$30,000,000.00, for the construction of Fire Station 124, replacement of Fire Stations 121 and 125, and remodel of Fire Stations 122 and 123. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

13. [20-5277](#) Ordinance approving the continued use of the State of Texas Department of Information Resources Contracts in an amount up to \$51,322,058 to provide the City with information technology hardware, software, professional and technical services, telecommunication services, and maintenance and support services. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]
14. [20-6382](#) Ordinance approving an amendment to the professional services agreement with IKE Smart City LLC for the continued operation of the Digital Community Kiosks and off-premises advertising through December 31, 2030. [John Peterek, Assistant to the City Manager; Brian Dillard, Director, Office of Innovation]

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.

15. [20-6381](#) ALCOHOL VARIANCE # AV2020-005 (Council District 9): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages to Sabor del Pueblo, LLC for a Restaurant on Lot 46, Block 7, NCB 17011, located at 13489 Blanco Road for on-premise consumption within three-hundred (300) feet of Tohui Language Academy, a public education institution.
- Z-1. [20-6363](#) ZONING CASE Z-2020-10700157 (Council District 1): 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 34, NCB 11875, located at 8211 Broadway Street. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

- P-1.** [20-6282](#) PLAN AMENDMENT CASE PA-2020-11600053 (Council District 1): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Medium Density Residential" to "Mixed-Use" on the south 112 feet of the north 335.12 feet of Lot 32, the south 112 feet of the north 223.12 feet of Lot 32, the south 112 feet of the north 335.12 feet of Lot 34, the south 112 feet of the north 223.12 feet of Lot 34, NCB 11880, located at 542 and 602 Everest Avenue and the 530 block of Everest Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700185 CD)
- Z-2.** [20-6279](#) ZONING CASE Z-2020-10700185 CD (Council District 1): 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 a Construction Trades Contractors Facility on the south 112 feet of the north 335.12 feet of Lot 32, the south 112 feet of the north 223.12 feet of Lot 32, the south 112 feet of the north 335.12 feet of Lot 34, the south 112 feet of the north 223.12 feet of Lot 34, NCB 11880, located at 542 and 602 Everest Avenue and the 530 block of Everest Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600053)
- Z-3.** [20-6321](#) ZONING CASE Z-2020-10700191 S (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Bingo Parlor on Lot 1, Block 32, NCB 9754, generally located at 3625 West Avenue. Staff and Zoning Commission recommend Approval.
- P-2.** [20-5978](#) PLAN AMENDMENT CASE PA-2020-11600028 (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 "Mixed Use" on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters Street. Staff recommends Approval. Planning Commission recommends Denial with an Alternate Recommendation. (Associated Zoning Case Z-2020-10700113) (Continued from October 1, 2020)

- Z-4.** [20-5979](#) ZONING CASE Z-2020-10700113 (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 and "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Multi-Family Dwellings not to exceed three units per acre or a total of 3 units to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters Street. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment PA-2020-11600028) (Continued from October 1, 2020)
- P-3.** [20-6028](#) PLAN AMENDMENT CASE PA-2020-11600052 (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 "Community Commercial" to "Regional Commercial" on Lot 31, Block 2, NCB 12869, located at 9114 NE Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700183)
- Z-5.** [20-5762](#) ZONING CASE Z-2020-10700183 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-3 MLR-1 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3NA S MLOD-3 MLR-1 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Specific Use Authorization for Truck Repair, Maintenance, and Storage on Lot 31, Block 2, NCB 12869, located at 9114 Northeast Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600052)
- Z-6.** [20-6284](#) ZONING CASE Z-2020-10700187 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 HL UC-2 NCD-6" Residential Single-Family Historic Landmark Broadway Urban Corridor Mahncke Park Neighborhood Conservation Overlay District to "R-4 CD HL UC-2 NCD-6" Residential Single-Family Historic

Landmark Broadway Urban Corridor Mahncke Park Neighborhood Conservation Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lot 13, Block 2, NCB 6228, located at 115 Davis Court. Staff and Zoning Commission recommend Approval.

- Z-7.** [20-6326](#) ZONING CASE Z-2020-10700193 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 MLOD-3 MLR-2" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lot 5, Block 4, NCB 1196, located at 712 Seguin Avenue. Staff and Zoning Commission recommend Approval.
- P-4.** [20-6347](#) PLAN AMENDMENT CASE PA-2020-11600058 (Council District 2): 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 "Mixed Use" to "Light Industrial" on Lot 5 and Lot P-100, NCB 10233, located at 403 Kraft Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700195)
- Z-8.** [20-6327](#) ZONING CASE Z-2020-10700195 (Council District 2): Ordinance amending the Zoning District Boundary from "AE-3 S MLOD-3 MLR-2 EP-1" Arts and Entertainment Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District with a Specific Use Authorization for Warehousing to "L MLOD-3 MLR-2 EP-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Event Parking Overlay District on Lot 5 and Lot P-100, NCB 10233, located at 403 Kraft Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600058)
- Z-9.** [20-6296](#) ZONING CASE Z-2020-10700158 CD (Council District 4): 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) dwelling units on Lot 18,

Block 8, NCB 15508, located at 334 Altitude Drive. Staff recommends Approval. Zoning Commission recommends Denial for lack of a motion.

- Z-10.** [20-6278](#) ZONING CASE Z-2020-10700184 CD (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 13A and Lot 13B, Block 3, NCB 11257, located at 3926 Southwest Military Drive. Staff and Zoning Commission recommend Approval.
- Z-11.** [20-6283](#) ZONING CASE Z-2020-10700186 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MHC MLOD-2 MLR-2 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-18, CB 4298, located at 13410 Quesenberry Road. Staff and Zoning Commission recommend Approval.
- Z-12.** [20-6350](#) ZONING CASE Z-2020-10700196 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 IDZ MLOD-2 MLR-2 AHOD" General Industrial Infill Development Zone Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, NCB 10125, located at 612 Nogalitos Street. Staff and Zoning Commission recommend Approval.
- Z-13.** [20-6368](#) ZONING CASE Z-2020-10700206 (Council District 5): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Limited Density Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and for a Dwelling Unit on Lot 33 and Lot 34,

Block 14, NCB 6362, located at 3331 West Commerce Street. Staff and Zoning Commission recommend Approval.

- Z-14.** [20-5638](#) ZONING CASE Z-2020-10700055 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-2NA CD MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 2, Block 16, NCB 16526, located at 2206 Pinn Road. Staff and Zoning Commission recommend Approval, with Conditions. (Continued from September 17, 2020)
- Z-15.** [20-5759](#) ZONING CASE Z-2020-10700130 (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 "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the east 130 feet of Lot A1, NCB 13950, located at 5710 McDavitt Road. Staff and Zoning Commission recommend Approval.
- Z-16.** [20-6289](#) ZONING CASE Z-2020-10700188 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 GC-2" General Commercial Highway 151 Gateway Corridor Overlay District to "C-3 S GC-2" General Commercial Highway 151 Gateway Corridor Overlay District with Specific Use Authorization for a Solar Farm on Lot P-16E, NCB 17640, generally located in the 10500 block of State Highway 151. Staff and Zoning Commission recommend Approval.
- Z-17.** [20-6354](#) ZONING CASE Z-2020-10700197 (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District, "I-1 GC-2 MLOD-2 MLR-1 AHOD" General Industrial Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General

Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 GC-2 MLOD-2 MLR-1 AHOD" Residential Single-Family Highway 151 Gateway Corridor Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "RM-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 76.853 acres out of NCB 15330, generally located in the 7400 block of State Highway 151. Staff and Zoning Commission recommend Approval.

P-5. [20-6298](#) PLAN AMENDMENT CASE PA-2020-11600061 (Council District 6): Ordinance amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use" to "Community Commercial" on 32.217 acres out of NCB 17636, located in the 7900 block of West Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700200)

Z-18. [20-6365](#) ZONING CASE Z-2020-10700200 S (Council District 6): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for a Hospital with a Helistop on 32.2170 acres out of NCB 17636, generally located in the 7900 block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600061)

Z-19. [20-6379](#) ZONING CASE Z-2020-10700209 (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 and "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 13.925 acres out of NCB 18288, generally located behind the 8400 block of Potranco Road. Staff recommends Approval. Zoning Commission recommendation pending.

P-6. [20-6371](#) PLAN AMENDMENT CASE PA-2020-11600045 (Council District 8): Ordinance amending the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing

the future land use from "Urban Mixed-Use" to "Business/ Innovation Mixed Use" on 63.302 acres out of NCB 17700 and CB 4782, generally located at 4886 West Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700163 CD S ERZD)

- Z-20.** [20-6294](#) ZONING CASE Z-2020-10700163 CD S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 UC-1 MLOD-1 MLR-1 ERZD AHOD" Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "R-6 UC-1 MLOD-1 MLR-1 ERZD AHOD" Residential Single-Family IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "R-6 UC-1" Residential Single-Family IH-10/FM 1604 Urban Corridor District to "C-3 S UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edwards Recharge Zone District and "C-3 S ERZD" General Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Noncommercial Parking Lot on 34.298 acres out of NCB 17700 and CB 4782 and "C-3 CD S ERZD" General Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and "C-3 CD S UC-1 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Edward Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing and "C-3 CD S UC-1" General Commercial IH-10/FM 1604 Urban Corridor with a Conditional Use and Specific Use Authorization for Warehousing on 29.004 acres out of NCB 17700 and CB 4782 (all "MLOD-1 MLR-1 AHOD" Camp Bullis Military Lighting Overlay Military Lighting Region-1 Airport Hazard Overlay District overlays to remain unchanged), generally located at 4886 West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600045)

- Z-21.** [20-6373](#) ZONING CASE Z-2020-10700173 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-2 S MLOD-1 MLR-2 ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with Specific Use Authorization for a Wireless Communications

System on 0.0367 acres out of CB 4552, located at 16821 Kyle Seale Parkway. Staff and Zoning Commission recommend Approval.

- P-7.** [20-6292](#) PLAN AMENDMENT CASE PA-2020-11600051 (Council District 8): Ordinance amending the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Mixed-Use" to "Regional Mixed-Use" on 0.736 acres out of NCB 14852, located at 4949 North Loop 1604 West. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700180 CD ERZD)
- Z-22.** [20-6293](#) ZONING CASE Z-2020-10700180 CD ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 UC-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District and "C-3 UC-1 MLOD-1 MLR-1 AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 CD UC-1 MLOD-1 MLR-1 ERZD AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Edwards Recharge Zone Airport Hazard Overlay District with a Conditional Use for Coffee Roasting and "C-3 CD UC-1 MLOD-1 MLR-1 AHOD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 1 Zone Airport Hazard Overlay District with a Conditional Use for Coffee Roasting on 0.736 acres out of NCB 14852, located at 4949 North Loop 1604 West. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-116000051)
- Z-23.** [20-6290](#) ZONING CASE Z-2020-10700128 ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "C-3 S MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Specific Use Authorization for a Car Wash on Lot 7, Block 1, NCB 17225, located at 18535 US Highway 281 North. Staff and Zoning Commission recommend Approval.

- P-8.** [20-6355](#) PLAN AMENDMENT CASE PA-2020-11600059 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Center" to "Specialized Center" on Lot P-3A, Lot P-5A, Lot P-6, Lot P-3B and Lot P-5, NCB 15911, generally located in the 11600 block of Crosswinds Way. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2020-10700198)
- Z-24.** [20-6356](#) ZONING CASE Z-2020-10700198 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "L IH-1 AHOD" Light Industrial Northeast Gateway Corridor Airport Hazard Overlay District and "L AHOD" Light Industrial Airport Hazard Overlay District on Lot P-3A, Lot P-5A, Lot P-6, Lot P-3B and Lot P-5, NCB 15911, generally located in the 11600 block of Crosswinds Way. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600059)

City Manager's Report

- 16.** [20-6436](#) City Manager's Report

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

ADJOURNMENT

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.