

City of San Antonio



AGENDA

City Council A Session

City Hall Complex
San Antonio, Texas 78205

Thursday, December 2, 2021

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 will take up the following items no sooner than the designated times.

9:00AM: Call to Order

2:00PM: Comprehensive Plan Amendments and Zoning

Members of the public can comment on items on the agenda. To sign up to speak visit www.saspeakup.com. Click on meetings and events and select the meeting you'd like to participate in. Sign up to speak or submit a written comment. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

To view the Live meeting please view our [Live Stream](#)

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.

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.

PROCEDURAL

1. Invocation
2. Pledge of Allegiance
3. Approval of minutes for the City Council meetings of November 10, 2021.

POINT OF PERSONAL PRIVILEGE

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

ACTION ITEMS FOR STAFF BRIEFING

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. **2021-12-02-0899**
Ordinance approving a contract with Siddons Martin Emergency Group, LLC, to provide the San Antonio Fire Department with one replacement Pierce Velocity heavy duty rescue truck for a total cost of \$1,291,726.00. Funding is available from the FY 2022 Equipment Renewal and Replacement Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. **2021-12-02-0900**
Ordinance approving a contract with Siddons Martin Emergency Group, LLC, to provide 13 replacement foam pumper trucks for the San Antonio Fire Department for a total cost of \$11,225,667.00. Funding is available from the FY 2022 Equipment Renewal and Replacement Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

6. **2021-12-02-0901**
Ordinance approving a contract with Mac Haik Dodge Chrysler Jeep Ram, Ltd., to provide the Fire Department Emergency Medical Services Division with ten replacement ambulances for a total cost of \$3,186,558.00. Funding is available from the FY 2022 Equipment Renewal and Replacement Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. **2021-12-02-0902**
Ordinance approving a contract with D.H. Pace Company, Inc., for scheduled preventive maintenance and repair services on manual and automatic overhead garage doors at various City facilities for the Building and Equipment Services Department for an estimated annual cost of \$40,200.00, beginning upon award through December 31, 2024, with the option to renew for two additional, one-year periods. Funding is available from the FY 2022 Facility Services Fund Budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
8. **2021-12-02-0903**
Ordinance approving a contract with BFI Waste Systems of Texas, LP, dba Republic Services of San Antonio, to provide commercial garbage collection, disposal and recycling services for City of San Antonio municipal facilities for an estimated annual cost of \$900,000, beginning December 1, 2021 through November 30, 2024 with two, one-year options to renew. Funding for this contract has been appropriated in impacted Departments' FY 2022 budget; funding for subsequent years is contingent upon City Council approval of the annual budget. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
9. **2021-12-02-0904**
Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$842,000.00, included in the respective department's FY 2022 Adopted Budget: (A) B2B Supplies USA, LLC, dba Printing Supplies USA, LLC, Zapopan Business Group, LLC, dba World Wide Imaging Supplies, and Central Jersey Office Equipment for ink and toner cartridges; (B) Wagner Automation, Inc., for automatic gate access system installation, preventive maintenance and repairs for the San Antonio Airport System; and (C) SAT Radio Communications, LTD., dba Industrial Communications, for installations, removals and repair of emergency vehicle equipment for SAFD and the Aviation Department. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

10. **2021-12-02-0905**
Ordinance approving a task order to a Job Order Contract with Con-Cor, Inc. in the amount of \$108,492.48 for the Tobin Branch Library Improvements Project. Funds are available from previously issued Tax Notes and Operating funds included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director,

Public Works]

Grant Applications and Awards

- 11. 2021-12-02-0906**

Ordinance authorizing the submission of an application for and acceptance upon award of up to \$2,051,128 in Community Services Block Grant funds from the Texas Department of Housing and Community Affairs for the period January 1, 2022 through December 31, 2022; and authorizing a budget and personnel complement. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]
- 12. 2021-12-02-0907**

Ordinance approving the acceptance of grant funds in an amount up to \$345,702.00 from the U.S. Department of Justice to support the Child Welfare Strategic Alliance Program and authorizing an inter-local agreement with Bexar County regarding the distribution of grant funds and the designation of Bexar County as the grant fiscal agent. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]
- 13. 2021-12-02-0908**

Ordinance authorizing the acceptance of a DWI enforcement grant titled Impaired Driving Mobilization for \$50,000 from the Texas Department of Transportation. The DWI traffic enforcement grant is for the period of October 1, 2021 through September 30, 2022. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]
- 14. 2021-12-02-0909**

Ordinance accepting grant funds in an amount up to \$200,000.00 from the Office of the Governor, Public Safety Office, Criminal Justice Division for the TK21-FY21 DNA Testing Grant Program. [María Villagómez, Deputy City Manager; William P. McManus, Chief, Police]

City Code Amendments

- 15. 2021-12-02-0910**

Ordinance amending Chapter 34 of the Municipal Code and Ordinances No. 96794 and No. 100588 to increase the Chilled Water demand charge rates for the Downtown and Port San Antonio (Port SA) chilled water systems by 10% to improve the financial condition of the Chilled Water System; effective for consumption on or about January 1, 2022; Add a fee for the recovery of the capital costs related to the construction of main extensions and the installation of heat exchangers to serve new customers; and Repeal obsolete rate provisions in the ordinances. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

Boards, Commissions and Committee Appointments

- 16. 2021-12-02-0911**

Ordinance appointing Dr. Carol Harle (District 8) to the SA2020 Commission on Education and waiving the term limit requirement for the remainder of an unexpired term ending May 31, 2023 [Debbie Racca-Sittre, Interim City Clerk]

17. 2021-12-02-0912

Ordinance appointing Kayla Miranda (District 5), to the Building Standards Board and waiving the General Contractor - Adaptive Reuse experience category for the remainder of an unexpired term ending May 31, 2023 [Debbie Racca-Sittre, Interim City Clerk]

18. 2021-12-02-0913

Ordinance appointing Joel Solis (District 10) to the Building Standards Board and waiving the Engineer - Adaptive Reuse Experience category for the remainder of an unexpired term ending May 31, 2023 [Debbie Racca-Sittre, Interim City Clerk]

19. Appointing David Walter (District 8) to the SA Climate Ready Technical and Community Advisory Committee as the Energy Industry Representative for the remainder of an unexpired term ending May 31, 2023. [Debbie Racca-Sittre, Interim City Clerk]

20. Approving the following Appointments to the Municipal Civil Service Commission for the remainder of an unexpired term of office to expire on May 31, 2023 [Debbie Racca-Sittre, Interim City Clerk] Appointing Celso Guzman, Commissioner; and reappointing Joseph Tartell, Chair; Brenda Wingert, Commissioner; and Valerie Sprague, Alternate Commissioner

21. Approving the following appointments to the Airport Advisory Commission for the remainder of unexpired terms of office ending as stated below [Debbie Racca-Sittre, Interim City Clerk]

A. Airport Business - Lessee Category: Reappointing Ed Onwe for a term expiring on March 18, 2023

B. Alamo Area Council of Governments (AACOG) Category: Reappointing Diane Rath for a term expiring on March 18, 2023

C. Aviation Industry Category: Reappointing Mark Fessler for a term expiring on March 18, 2022; Reappointing Aurelina Prado and Charnelle Chin for a term expiring on March 18, 2023

D. Business Community Category: Appointing Matthew Starr for a term expiring on March 18, 2022; Reappointing Francisco Cruz and Marsha Hendler for a term expiring on March 18, 2023

E. Community Category: Appointing Rogers Dillard and William Pat Garrison, and reappointing Deborah Omowale Jarmon for a term expiring on March 18, 2022; Appointing Ronnell Bright, Rami Motawea, and Amy Shaw for a term expiring on March 18, 2023

E. Federal Aviation Administration Category: Reappointing Earl Jackson Jr. for a term expiring on March 18, 2022

F. Ground Transportation Category: Reappointing John Grisell for a term expiring on March 18, 2022

G. Travel and Tourism Category: Appointing Jonathan Salter for a term expiring on March 18, 2022; Reappointing Marco Barros for a term expiring on March 18, 2023

22. Approving the following Board, Commission and Committee appointments for the remainder of an

unexpired term of office to expire on May 31, 2023 or as otherwise stated below [Debbie Racca-Sittre, Interim City Clerk]

- A. Reappointing Michael Hogan (District 6) to the Capital Improvements Advisory Committee
- B. Appointing Edward Fears (District 3) to the City Commission on Veterans Affairs
- C. Reappointing Gabriel Quintero Velasquez (District 3) to the Historic Review and Design Commission
- D. Reappointing Randall Preissig (District 4) to the Linear Creekway Parks Advisory Board
- E. Reappointing Leticia Gonzalez (District 6) and Suzanne Hernandez (District 9) to the Mayor's Commission on the Status of Women
- F. Reappointing Andrea Sanchez-Muniz (District 4) to the San Antonio Public Library Board of Trustees for a term of office to expire on September 30, 2022
- G. Appointing Yasmeen Diop (District 3) to the San Antonio Youth Commission
- H. Appointing Rick Tamfu (District 6) to the Small Business Advisory Commission
- I. Reappointing Angela Gonzales (District 6) to the Small Business Economic Development Advocacy Committee
- J. Appointing Javier Tristan (District 8) to the Transportation Advisory Board

23. Approving the following Board, Commission and Committee appointments for the remainder of an unexpired term of office to expire on May 31, 2023 or as otherwise stated below [Debbie Racca-Sittre, Interim City Clerk]

- A. Appointing Ann Marie Schroeder (District 10) to the Affirmative Action Advisory Committee
- B. Appointing Isela Uribe Martin (Mayoral) to the City of San Antonio Higher Education Student Advisory Board
- C. Reappointing Kelly Rasti (District 6) to the SA2020 Commission on Strengthening Family Well-Being
- D. Appointing Julia Doski (Mayoral) and Graciela Joaquin (District 4) to the San Antonio Youth Commission
- E. Appointing Osvaldo Ortiz (District 8) to the Zoning Commission
- F. Appointing Sofia Lopez (District 5) to the Tax Increment Reinvestment Zone No. 30 Westside

Miscellaneous

24.

PULLED

Ordinance authorizing amendments for Professional Services Agreements with Reynolds, Smith & Hills, Inc., Jacobs Engineering Group Inc., Atkins North America Inc. to continue providing on-call general engineering consulting services for the San Antonio Airport System. Each agreement will increase the contract value in the amount of \$3,300,000.00 to provide engineering, design and consulting services for approved capital projects in the FY 2022 Capital Improvement Budget. Projects assigned under these agreements through on-call task orders basis and are not a guarantee of work. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

25.

2021-12-02-0914

Ordinance extending the Professional Services Agreement with Host Compliance LLC, for the monitoring, compliance and collection of hotel occupancy taxes for short term rentals, for a one year term beginning December 21, 2021 and ending December 20, 2022. The estimated contract value is \$247,394.00. Funding is available in the FY 2022 Adopted Budget in the Hotel Occupancy Tax fund. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

26. 2021-12-02-0915

Ordinance approving the issuance by the San Antonio Housing Trust Finance Corporation of its “Multifamily Housing Revenue Bonds (The Arbors at West Avenue Apartments) Series 2021” (the “Bonds”) for purposes of Section 147 (f) of the Internal Revenue Code and in order to comply with the San Antonio Housing Trust Finance Corporation’s organizational documents [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

27. 2021-12-02-0916

Ordinance approving the issuance by the San Antonio Housing Trust Public Facility Corporation of its “Senior Bonds (Lofts at Creekview) Series 2021-A” and its “Subordinate Bonds (Lofts at Creekview) Series 2021-B” (the “Bonds”) and in order to comply with the San Antonio Housing Trust Public Facility Corporation’s organizational documents and Section 303 of the Texas Local Government Code [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

28. 2021-12-02-0917

Ordinance approving a professional services contract with BCFS Health and Human Services, Emergency Management Division not to exceed \$185,264.10, to provide consulting services regarding emergency planning and response inclusion for people with disabilities and other access and functional needs to the San Antonio Office of Emergency Management. The contract is effective December 3rd, 2021, to September 30th, 2022, and is funded in the City’s FY 2022 General Fund Budget. [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

29. 2021-12-02-0918

Ordinance awarding up to \$275,000.00 in HOME Investment Partnerships Program (HOME) funding to Community Housing Development Organizations. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

30. 2021-12-02-0919

Ordinance approving a Sports License Agreement with Gold Medal Athletics for operations, maintenance, and programming of a designated sports field at Stinson Park. There is no fiscal impact associated with this ordinance. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

31. 2021-12-02-0920

Ordinance approving a Sports License Agreement with Pop Warner Southside Little Cowboys for operations, maintenance, and programming of a designated sports field at Stinson Park. There is

no fiscal impact associated with this ordinance. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

32. 2021-12-02-0921

Ordinance approving the Parks and Recreation Department to execute a Sports License Agreement with Prospect Hill Yellow Jackets Athletic Club for operations, maintenance, and programming of designated sports fields at Rosedale Park in Council District 5. There is no fiscal impact associated with this ordinance. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

33. 2021-12-02-0922

Ordinance approving a Sports License Agreement with Towne & Country Optimist Little League, Inc. for operations, maintenance, and programming of designated sports fields at Olmos Basin Park in Council District 1. There is no fiscal impact associated with this ordinance. [David W. McCary, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

34. 2021-12-02-0923

Ordinance adopting the Port San Antonio Area Regional Center Plan as a component of the Comprehensive Master Plan of the City, for a 19-square mile area generally bound by US Highway 90 to the north; Frio City Road, Quintana Road, Railroad Right-of-Way, New Laredo Highway, Fay Avenue, Lester, and Quintana Road to the east; Southwest Military Drive, Old Pearsall Road, and Nelson Road/City Limit Line to the south; and City Limit Line abutting Lackland Air Force Base Annex, Covell Road, and Ray Ellison Boulevard/City Limit Line to the west; save and except Lackland Air Force Base. [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

35. 2021-12-02-0924

Ordinance approving three professional services agreements with Facility Programming and Consulting, Broadus & Associates and WestEast Design Group for as-needed facility programming services related to construction projects citywide. Each agreement is for an initial term of one year with an option to renew each agreement for up to three additional one-year extensions at the City's discretion in an amount of \$200,000.00 per contract term for a total amount of \$800,000.00 per contract. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

36. 2021-12-02-0925

Ordinance approving four Professional Services Agreements with Intelligent Engineering Services, LLP, Unitech Consulting Engineers, Inc., Halff Associates, Inc. and RSCR, Inc. for as-needed structural engineering services related to construction projects citywide. Each agreement is for an initial term of one year with an option to renew each agreement three additional one-year extensions at the City's discretion in an amount of \$300,000.00 per contract term for a total amount of \$1,200,000.00 per contract. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

37.

2021-12-02-0926

Ordinance approving a Funding Agreement with the United States Department of Veteran Affairs accepting funds in an amount not to exceed \$50,000.00 for design and construction oversight of the Ft. Sam Houston Veteran Administration Roadway Extension; and approving the appropriation of these funds from the VA to the Fort Sam ISD New Roadway (Winans Road to Rittiman Road) Project that is within the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

38.

2021-12-02-0927

Ordinance approving a Funding Agreement between the City of San Antonio and the Medical Center Alliance (MCA) to reimburse MCA in an amount not to exceed \$976,154.00 for related expenses associated with the Green Street Phase II Hamilton Wolfe Cycle Track Project located in Council District 8. Funds are available from previously authorized General Obligation Bond Program funds and Certificates of Obligation included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Annexation

39.

CONTINUED

Ordinance extending the City limits by full purpose annexation of approximately 439.01 acres of land, as consented to by the property owners, pursuant to the terms of development agreements with the City, which are contiguous to the city limits and located within the City of San Antonio's Extraterritorial Jurisdiction in east and south Bexar County, and establishing an effective date of December 31, 2021, near City Council Districts 2 and 4. [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning]

40.

CONTINUED

ZONING CASE #Z2021-10700278 (Council Districts 2 & 4): Assigning zoning to property, annexed pursuant to agenda item above, generally bound by Southwest Loop 410 to the north, Applewhite Road to the east, South Loop 1604 to the south, and Somerset Road to the west, as well as property generally bound by IH-10 East to the north, North Graytown Road and Pfeil Road to the east, Green Road to the south, and East Loop 1604 N to the west, all currently located Outside the City Limits, by applying zoning overlay districts “AHOD” Airport Hazard Overlay District, “MLOD-2” Lackland Military Lighting Overlay District, and “MLR-2” Lackland Military Lighting Region-2 as applicable, and applying “FR” Farm and Ranch District on P-11, P-11F, P-12C (14.0 AC), P-29A, P-29B (NON ADJ REMAINS), P-29D, and P-30 (54.91 AC), CB 4204; applying “MI-1” Mixed Light Industrial on P-36F ABS 12, CB 4295; P-2D ABS 169 6.318, CB 4187; P-2M ABS 168 17.659, CB 4188; and applying “R-20” Residential Single-Family District on P-12C ABS 828 and P-19 ABS 828 FORMERLY P-12, CB 5083. Staff and Zoning Commission recommend approval.

City Manager's Report

41. City Manager's Report

2:00 P.M. (Time Certain) 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.

42. 2021-12-02-0928

ZONING CASE Z-2021-10700104 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 18 and Lot 19, Block 3, NCB 11954, located at 8320 Airport Boulevard and 8434 Airport Boulevard. Staff and Zoning Commission recommend Approval. (Continued from November 4, 2021)

43. 2021-12-02-0929

ZONING CASE Z-2021-10700264 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 UC-4 AHOD" Limited Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for a Professional Office and two (2) dwelling units and "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Professional Office and two (2) dwelling units on Lot 6, Block 3, NCB 829, located at 820 East Euclid Avenue. Staff and Zoning Commission recommend Approval.

44. CONTINUED

ZONING CASE Z-2021-10700114 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 MLOD-3 MLR-2 AHOD" Residential Mixed Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 MLOD-3 MLR-2 AHOD" Residential Single Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District and "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "MHC MLOD-3 MLR-2 AHOD" Manufactured Housing Conventional Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MHC AHOD" Manufactured Housing Conventional Airport Hazard Overlay District on 2.9479 acres out of NCB 12180, located at 4618 Webbles Street. Staff and Zoning Commission recommend Approval. (Continued from November 4, 2021)

45. CONTINUED

ZONING CASE Z-2021-10700193 CD (Council District 2): Ordinance amending the Zoning

District Boundary from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District with Conditional Use for two (2) Duplexes on Lot 4, Block 1, NCB 12831, located at 519 Bee Street. Staff and Zoning Commission recommend Approval.

46.

CONTINUED

ZONING CASE Z-2021-10700217 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-3 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 9, Block 3, NCB 3393, located at 1431 East Crockett Street. Staff and Zoning Commission recommend Approval. (Continued from November 4, 2021)

47.

2021-12-02-0930

ZONING CASE Z-2021-10700200 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District to "RM-4 CD H AHOD" Residential Mixed Historic Dignowity Hill Airport Hazard Overlay District with a Conditional Use for a Parking Lot on the west 64.66 feet of the east 104.6 feet of Lot 9, and the east 99.78 feet of the west 104.18 feet of Lot 9, Block 17, NCB 568, located at 103 Brown Street and 1403 East Houston Street. Staff and Zoning Commission recommend Approval.

48.

POSTPONED

ZONING CASE Z-2021-10700226 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 CD EP-1 MLOD-3 MLR-2 AHOD" Residential Single-Family Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District with a Conditional Use for a Learning Center to "RM-4 EP-1 MLOD-3 MLR-2 AHOD" Residential Mixed Facility Parking/Traffic Control Martindale Military Lighting Overlay Military Lighting Region Airport Hazard Overlay District on Lot 10, Block 6, NCB 1307, located at 1711 Burleson Street. Staff and Zoning Commission recommend Approval. (Continued from November 4, 2021)

49.

2021-12-02-0931

ZONING CASE Z-2021-10700262 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 NA MLOD-3 MLR-2 AHOD" Commercial Nonalcoholic Sales Martindale Army Air Field Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 25, Block 5, NCB 6339, located at 2200 East Houston Street. Staff and Zoning Commission recommend Approval.

- 50. 2021-12-02-0932**
PLAN AMENDMENT CASE PA-2021-11600052 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Country Tier" to "Rural Estate Tier" on 5.04 acres out of CB 4012, located at 19779 Pleasanton Road. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2021-10700121)
- 51. 2021-12-02-0933**
ZONING CASE Z-2021-10700121 (Council District 3): Ordinance amending the Zoning District Boundary from "RP" Resource Protection District to "RE" Residential Estate District on 5.04 acres out of CB 4012, located at 19779 Pleasanton Road. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment Case PA-2021-11600052)
- 52. 2021-12-02-0934**
ZONING CASE Z-2021-10700241 CD (Council District 3): 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 three (3) dwelling units on the north 137.5 feet of Lot 112, Block 2, NCB 2977, located at 863 Steves Avenue. Staff and Zoning Commission recommend Denial, with Alternate Recommendation. (Continued from November 18, 2021)
- 53. 2021-12-02-0935**
ZONING CASE Z-2021-10700242 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 26, Block 1, NCB 9522, located at 503 Mebane Street. Staff recommends Denial. Zoning Commission recommends Approval.(Continued from November 18, 2021)
- 54. CONTINUED**
PLAN AMENDMENT CASE PA-2021-11600095 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness/RIMSE Tier" to "Suburban Tier" on Lot 3, Block 25, NCB 16623, located in the 11000 Block of South Highway 181. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700269)
- 55. CONTINUED**
ZONING CASE Z-2021-10700269 (Council District 3): Ordinance amending the Zoning District Boundary from "L AHOD" Light Industrial Airport Hazard Overlay District to "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a Reduced Perimeter Setback of 10-feet on Lot 3, Block 25, NCB 16623, located in the 11000 Block of South Highway 181. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600095).

- 56. 2021-12-02-0936**
ZONING CASE Z-2021-10700272 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-family District and "C-3" General Commercial District on Lot P-117, NCB 10879, generally located in the 7900 Block of South New Braunfels Avenue. Staff and Zoning Commission recommend Approval.
- 57. 2021-12-02-0937**
PLAN AMENDMENT CASE PA-2021-11600092 (Council District 5): Ordinance amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on the southeast triangular 29.62 feet of Lot 1, on the northeast 16.66 feet of Lot 2, Lot 3, Lot 4, Lots 10 through 12, Block 10, NCB 8965, located at 719 Brighton Avenue and 714 Keats Street. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2021-10700261)
- 58. 2021-12-02-0938**
ZONING CASE Z-2021-10700261 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 "C-1 CD MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on 0.478 acres out of Lot 1, on the northeast 16.66 feet of Lot 2, Lot 3, Lot 4, Lots 10 through 12, Block 10, NCB 8965, located at 719 Brighton Avenue and 714 Keats Street. Staff recommends Denial. Zoning Commission recommends Approval, with Conditions.
- 59. 2021-12-02-0939**
ZONING CASE Z-2021-10700263 CD (Council District 7): 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 two (2) dwelling units on 0.92 acres out of NCB 8398, located at 4219 Tillman. Staff and Zoning Commission recommend Approval.
- 60. 2021-12-02-0940**
ZONING CASE Z-2021-10700145 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "R-4 MLOD-1 MLR-2 AHOD ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District on Lot 15, Block 18, NCB 14728, located at 12103 Pebble Street. Staff and Zoning Commission recommend Denial. (Continued from November 18, 2021)
- 61. CONTINUED**

ZONING CASE Z-2020-10700203 S ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "DR ERZD" Development Reserve Edwards Recharge Zone District to "RP S ERZD" Resource Protection Edwards Recharge Zone District with a Specific Use Authorization for a Wireless Communication System on 0.0275 acres out of NCB 14866, located at 325 Pueblo Pintado. Staff and Zoning Commission recommend Approval.

62. POSTPONED

ZONING CASE Z-2021-10700274 (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District" on Lot P-5E ABS 266 and Lot P-13 ABS 266, CB 4864, and Lot 2, Block 1, CB 4864A, located at 26950 Bulverde Road. Staff and Zoning Commission recommend Approval.

63. 2021-12-02-0941

PLAN AMENDMENT PA-2021-11600074 (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 classification from "General Urban Tier" and "Suburban Tier" to "General Urban Tier" on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700227) (Continued from November 18, 2021)

64. 2021-12-02-0942

ZONING CASE Z-2021-10700227 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600074) (Continued from November 18, 2021)

65. 2021-12-02-0943

PLAN AMENDMENT CASE PA-2021-11600086 (Council District 10): Ordinance amending the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Public Institutional" to "Neighborhood Commercial" on the east 276.17 feet of Lot 6, NCB 8699, located at 291 Emporia Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700251)

66. 2021-12-02-0944

ZONING CASE Z-2021-10700251 (Council District 10): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the east 276.17 feet of Lot 6,

NCB 8699, located at 291 Emporia Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600086).

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

Posted on: 08/25/2022 08:59 AM