

# City of San Antonio



## AGENDA

### City Council A Session

City Hall Complex  
San Antonio, Texas 78205

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**Thursday, December 16, 2021**

**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 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](http://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) 207-2098 or 711 Texas Relay Service for the Deaf. You may also request services**

online at <https://www.sanantonio.gov/gpa/Language-Services>

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.

## **PROCEDURAL**

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

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

### **ACTION ITEMS FOR STAFF BRIEFING**

4. **2021-12-16-0961**  
Ordinance approving the City's Strategic Housing Implementation Plan (SHIP). [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

## **CONSENT AGENDA**

### **Purchase of Services, Supplies and Equipment**

5. **2021-12-16-0962**  
Ordinance approving use of the State of Texas Department of Information Resources (DIR) contract DIR-TSO-4288 with Carahsoft Technology Corporation to provide the City with design and development services for the City's website for an estimated total contract value of \$690,327.72. Funding is available from Tax Notes and is included in the FY 2022 - FY 2027 Capital Improvement Program. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. **2021-12-16-0963**  
Ordinance ratifying Amendment I and approving Amendment II with Environmental Systems Research Institute, Inc., to continue to provide the Information Technology Services Department with geographic information system services in an amount not to exceed \$2,026,545.00. Funding

in the amounts of \$170,295.00 for Amendment I and \$506,250.00 for the FY 2022 cost of Amendment II is available from the FY 2022 ITSD Adopted Operating Budget. Amendment II extends the contract for the period beginning January 19, 2022, through October 18, 2024, for a total cost of \$1,856,250.00. 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]

**7. 2021-12-16-0964**

Ordinance approving a contract with Waukesha-Pearce Industries, LLC, for replacement power generation equipment for the San Antonio Public Safety Answering Point building in the amount of \$215,998.00. Funding is available from the FY 2022 Deferred Maintenance Program and included in the FY 2022 - FY 2027 Capital Improvement Program. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**8. 2021-12-16-0965**

Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$4,827,000.00, included in the respective department's FY 2022 Adopted Budget: (A) HLP, Inc., for Chameleon Shelter Software Case Management System maintenance and support for Animal Care Services; (B) GT Distributors, Inc., and Precision Delta Corporation for ammunition for the San Antonio Police Department and other law enforcement officers; and (C) Wex Bank for a fleet fueling card system for the San Antonio Fire Department. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**Capital Improvements**

**9. 2021-12-16-0966**

Ordinance approving two Agreements with the Texas Department of Transportation (TxDOT) and approving payment in an amount not to exceed \$170,891.00 to TxDOT for the acquisition of right-of-way associated with two TxDOT projects. Funds are available from the FY 2022 Public Works General Fund Adopted Budget and included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**10. 2021-12-16-0967**

Ordinance approving a task order to a BuyBoard Job Order Contract with Alpha Building Corporation in the amount of \$626,500.00 for the Central Library Repairs project located in Council District 1. Funds are available from the FY 2022 General Fund budget and are included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**11. 2021-12-16-0968**

Ordinance approving a task order to a Job Order Contract with Con-Cor, Inc. in the amount of \$318,907.78 for HVAC improvements to the Brook Hollow Branch Library located in Council

District 9; and, approving the appropriation and amending of the FY 2022 – FY 2027 Capital Improvements Program with funds in the amount of \$41,500.00 from the Library General Fund to the Brook Hollow Branch Library HVAC Replacement project. Funding in the amount of \$277,407.78 is available from 2016 Certificates of Obligation and is included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**12. 2021-12-16-0969**

Ordinance approving a task order to a Job Order Contract with Kencon Constructors/Construction Managers, LTD. in the amount of \$228,000.01 for improvements to the Westfall Library located in Council District 1. Funding is available from Tax Notes and is included in the FY 2022 Deferred Maintenance Program and the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**13. 2021-12-16-0970**

Ordinance awarding a construction contract to Tejas Premier Building Contractor, Inc. in the amount of \$6,222,835.10 to complete construction of the District 4 Heritage Community Center project, a 2017 Bond funded project. Funds are available from the 2017 - 2022 General Obligation Bond Program and Certificates of Obligation included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**14. 2021-12-16-0971**

Ordinance awarding a construction contract to E-Z Bel Construction, LLC in the amount of \$9,696,608.40 of which \$2,309,173.20 will be reimbursed by San Antonio Water System and \$919,558.11 will be reimbursed by CPS Energy for the North Main Avenue & Soledad Street (Pecan Street to Navarro Street) Project. Funds are available from the 2017-2022 General Obligation Bond Program and are included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**15. 2021-12-16-0972**

Ordinance approving a task order to a Job Order Contract with Lee Construction and Maintenance Company in the amount of \$828,851.70 for the Forest Hills Branch Library Project; and approving the acceptance, appropriation and amending of the FY 2022 – FY 2027 Capital Improvements Program with a donation from the Kelso Foundation in the amount of \$25,000.00 from the Library Donation Fund to the Forest Hills Repair Project for the Forest Hills Branch Library children's area. Funding is available from previously authorized debt proceeds and is included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**16. 2021-12-16-0973**

Ordinance awarding a construction contract to Skanska USA Building, Inc. in the amount of \$27,904,905.00 for construction of Phase 1 of the Civic Park project at Hemisfair and amending

the associated professional design services agreement with Gustafson Guthrie Nichol (GGN) LTD. in the increased amount of \$976,741.00 to the previously approved \$6,318,237.00 agreement for additional design and construction administration services related to the Hemisfair Civic Park Project; appropriating and transferring funds in the amount of \$609,822.00 from the FY 2022 Tree Canopy Preservation and Mitigation Fund to purchase and install trees for the Hemisfair Civic Park Project, amending the FY 2022 - FY 2027 Capital Improvement Program; and, re-appropriating \$9,248,083.64 in 2016 Certificates of Obligation from the Hemisfair Park Phase 2 Project to the Hemisfair Park Phase 1 Project to properly account for the asset upon completion. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**17. 2021-12-16-0974**

Ordinance awarding a construction contract to Sundt Construction, Inc. in the amount of \$30,160,684.89 of which \$5,139,444.75 will be reimbursed by San Antonio Water System and \$1,241,105.85 will be reimbursed by CPS Energy for the Zona Cultural Streets - Commerce Street (Frio Street to Santa Rosa Street), San Saba Street (Nueva Street to Martin Street), Santa Rosa Street (Cesar E. Chavez Boulevard to Martin Street) projects. Funds are available from previously authorized debt proceeds and the 2017 - 2022 General Obligation Bond Program and are included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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

**18. 2021-12-16-0975**

Ordinance approving the closure, vacation and abandonment of an unimproved portion of a 10-foot-wide alley public right-of-way in the 900 block of Paso Hondo near New Braunfels Avenue as requested by Leonardo Rodriguez for a fee of \$13,918.00 to be deposited in the General Fund. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**19. 2021-12-16-0976**

Ordinance approving the release of two City-owned drainage easements being 0.0344 of an acre and 0.344 of an acre located in Luke Bust Survey Number 63, Abstract Number 45, along Green Road southeast of Interstate 10. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**20. 2021-12-16-0977**

Ordinance approving the Second Amendment and Sublease Agreement with the Young Women's Christian Association San Antonio for the District 5 Council Office located at 503 Castroville Rd, for a ten-year term at no cost to the City. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

**21. 2021-12-16-0978**

Ordinance approving the acquisition, on behalf of the San Antonio Water System, through negotiation or condemnation of interests in land sufficient for project purposes involving

approximately two permanent easements, one temporary construction easement and one access easement of privately-owned real property generally near the confluence of IH-35 and South Laredo Street, north of Cevallos and south of the Union Pacific rail spur, in the southwestern quadrant of Bexar County in New City Block 919 located in Council District 1 related to the South Laredo IH-35 Lift Station Project declaring the project to be for public use and a public necessity for the acquisition. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

## **Grant Applications and Awards**

22. **2021-12-16-0979**  
Ordinance approving the application and acceptance upon award of an additional \$5,328,848 for a total of \$6,528,848, which includes a previously authorized amount of \$1,200,000, as reimbursement from the Federal Emergency Management Agency Category B Public Assistance program to support the temporary non-congregate shelter operations to limit the spread of COVID-19, and approving contract extensions or amendments in support of continuation of such operations. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]
23. **2021-12-16-0980**  
Ordinance accepting a Texas Supports Libraries Grant Program administered by the Texas State Library and Archives Commission in the amount of \$180,400 to expand the San Antonio Public Library's Older Adult Device Lending Program. [David W. McCary, Assistant City Manager; Ramiro S. Salazar, Library Director, San Antonio Public Library]

## **City Code Amendments**

24. **CONTINUED**  
Ordinance amending Section 21-52(a)(6) and Section 10-6 of the City Code to update the construction noise ordinance and issuing of permits by Development Services Department to allow for enforcement of the ordinance by the Building Official. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

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

25. **2021-12-16-0981**  
Ordinance reappointing current board members Elaine Mendoza as Board Chairperson (Mayor's Appointee), Joseph De La Garza (Council District 3 Appointee), and Dr. Richard Middleton (Council District 9 Appointee) to the eleven-member Pre-K 4 SA Board of Directors (City of San Antonio's Early Childhood Education Municipal Development Corporation) as recommended by the respective City Council Members for a two-year term from June 1, 2021 through May 31, 2023. [Alejandra Lopez, Assistant City Manager; Sarah Baray, Ph.D., CEO, Pre-K 4 SA]
26. Approving the following Board, Commission, and Committee appointments for the remainder of

an unexpired term of office to expire May 31,2023 or for the terms shown below [Debbie Racca-Sittre, Interim City Clerk]

A. Celencia Guillory (District 8) to the Building Standards Board

B. Lillian Rivera (District 3) to the Parks and Recreation Board

27. Approving the following Board, Commission, and Committee appointments for the remainder of an unexpired term of office to expire May 31,2023 [Debbie Racca-Sittre, Interim City Clerk]

A. Kathleen Davis (District 6) to the Animal Care Services Advisory Board

B. Bert Pickell (District 6) to the City/County Joint Commission on Elderly Affairs

## **Miscellaneous**

28. **2021-12-16-0982**

Ordinance approving a change order to the construction contract with SpawGlass Civil Construction, Inc. in the amount of \$199,742.38 related to impacts from the COVID-19 pandemic for the Airfield Improvements Package 6 Project at the San Antonio International Airport. Funding is available from and included in the FY 2022 - 2027 Capital Improvement Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

29. **2021-12-16-0983**

Ordinance amending the Food, Beverage and Retail Prime Concession Agreement with Paradies Lagardère @ SAT, LLC for the San Antonio International Airport to accommodate the delay of construction due to the COVID-19 pandemic and making other modifications to the contract language. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

30. **2021-12-16-0984**

Ordinance authorizing a Task Order for a contract with Hagerty Consulting, Inc. in an amount not to exceed \$57,000.00 for Hazard Mitigation Planning Support. Funding is available in the FY 2022 General Fund Budget [Maria Villagomez, Deputy City Manager; Charles Hood, Fire Chief]

31. **2021-12-16-0985**

Ordinance amending the billing and collection services contract with Medical-Dental-Hospital Bureau of San Antonio, Inc., dba Business and Professional Service, for enhancements to the emergency medical service billing system for an additional cost of \$68,470.00. Funded from the General Fund budget. [Maria Villagomez, Deputy City Manager; Charles Hood, Fire Chief]

32. **2021-12-16-0986**

Ordinance accepting funds from the Southwest Texas Regional Advisory Council for Trauma (STRAC) up to the amount of \$100,000 for a term of six months for the Mobile Integrated Healthcare unit of the EMS division of the San Antonio Fire Department to work with Molina Healthcare of Texas, Inc. to reduce demand on local Emergency Departments by improving outcomes and coordinating care of assigned patients during the pilot program enrollment period. [Maria Villagomez, Deputy City Manager; Charles Hood, Fire Chief]

33. **WITHDRAWN**  
**WITHDRAWN** – Resolution to initiate historic landmark designation for the property at 503 Urban Loop and waive application fees. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].
34. **2021-12-16-0987**  
Ordinance renewing the stop loss insurance policy from HM Life Insurance Company to cover City civilian employees, non-Medicare eligible civilian retirees, uniformed employees, and their dependents who are covered under the City’s medical insurance plans in an estimated annual amount of \$818,506.00, for a term beginning January 1, 2022 and ending December 31, 2022. Funded from the Employee Benefits Insurance Fund. [Ben Gorzell, Chief Financial Officer; Renee Frieda, Director, Human Resources]
35. **2021-12-16-0988**  
Ordinance approving the continued use of the State of Texas Department of Information Resources Contracts in an amount up to \$49,914,421.00 to provide the City with information technology hardware, software, professional and technical services, telecommunication services, and maintenance and support services. [Ben Gorzell Jr., Chief Financial Officer; Craig Hopkins, Director, Information Technology Services]
36. **2021-12-16-0989**  
An Ordinance authorizing a 10-Year License Agreement granting The University of Texas at San Antonio (UTSA) the use and occupancy of a City of San Antonio ITSD conduit system for an in-kind installation of 144 strands of fiber by UTSA that would support the City of San Antonio’s redundant connectivity for the downtown corridor. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer]
37. **2021-12-16-0990**  
Ordinance amending the City of San Antonio Fee Waiver Program to align with the Strategic Housing Implementation Plan. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhoods and Housing Services]
38. **2021-12-16-0991**  
Ordinance approving a Development Agreement between Inner City TIRZ and VCSH AV Holdco, LLC, in an amount not to exceed \$1,545,000 for The Andy Project, located at 215 Coca-Cola Place, in Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
39. **2021-12-16-0992**  
Ordinance approving an Interlocal Cooperation Contract with Texas State University for the participation in the Tobacco Enforcement Program. [Maria Villagomez, Deputy City Manager; William P. McManus, Chief of Police]
40. **2021-12-16-0993**  
Ordinance approving a Funding Agreement with the Board of Directors for Westside Tax



Increment Reinvestment Zone in an amount not to exceed \$435,000.00 for costs related to Historic Market Square capital improvements and remediation. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations Department]

**41. 2021-12-16-0994**

Ordinance approving a Development Agreement between the Inner City TIRZ and Wong Way, LLC, in an amount not to exceed \$374,087.00 for the Rosario's Restaurant Project, relocating from 910 S. Alamo St. to the 700 block of South St. Mary's Street. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

**42. 2021-12-16-0995**

Ordinance approving an amendment to the Interlocal Agreement with the Southwest Texas Regional Advisory Council (STRAC) for the purpose of providing and managing seven mental health professionals to assist with mental health crisis stabilization as part of the Multidisciplinary Response Team (MDRT) for Mental Health pilot program, and to conduct an evaluation of the program. The amendment increases the contract by \$1,670,546.00 for a total amount up to \$2,807,676.00 for a period of January 2022 to March 2023. Funds in the amount of 1,159,620.00 are available from the FY 2022 Budget and funds in the amount of \$510,926.00 are subject to City Council approval as part of the upcoming budget process. [María Villagómez, Deputy City Manager, City Manager; Claude A Jacob, Director, Health]

**43. 2021-12-16-0996**

Ordinance authorizing the execution of two Funding Agreements with the Houston Street Board of Directors of Tax Increment Reinvestment Zone #9, granting up to \$22,000,000.00 for the design and construction of the Dolorosa Street (Frio Street to Flores Street) project and \$14,000,000.00 for the design and construction of Flores Street (Cesar Chavez to Martin Street) project located within TIRZ boundaries in Council District 1; and, authorizing the appropriation and amending of the FY 2022- FY 2027 Capital Improvements Program with Houston Street Tax Increment Reinvestment Zone (TIRZ) funds in the reimbursable amount up to \$22,000,000.00 to Dolorosa Street (Frio Street to Flores Street) and \$14,000,000.00 to Flores Street (Cesar Chavez to Martin Street). This will also include the reimbursable amount up to \$330,000 for Dolorosa St and \$210,000 for Flores St for Public Art for a total of \$540,000. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**44. 2021-12-16-0997**

Ordinance authorizing the execution of a Funding Agreement with the Midtown Board of Directors of Tax Increment Reinvestment Zone #31, granting up to \$39,500,000.00 in reimbursable funds from Midtown Tax Increment Reinvestment Zone (TIRZ) Fund for the design and construction of utility and infrastructure improvements for the Upper Segments of Broadway Street Corridor and North St. Mary's Street (E. Mistletoe Street to W. Josephine Street) projects, located within TIRZ boundaries in Council District 1; and, authorizing the appropriation and amending of the FY 2022-2027 Capital Improvements Program with funds in the reimbursable amount not to exceed \$39,500,000.00 from Midtown Tax Increment Reinvestment Zone (TIRZ) #31 Fund to Upper

Segments of Broadway Corridor (Mulberry Avenue to Burr Road) and North St. Mary's Street (East Mistletoe to West Josephine Street) projects. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

## **Annexation**

### **45. 2021-12-16-0998**

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]

### **46. 2021-12-16-0999**

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**

### **47. 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.**

### **48. 2021-12-16-1000**

ZONING CASE Z-2021-10700164 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 11 and Lot 12,

Block 119, NCB 8849, located at 1603 and 1607 West Hermosa Drive. Staff and Zoning Commission recommend Approval.

**49. 2021-12-16-1001**

ALCOHOL VARIANCE AV-2021-013 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at Little Mexico Food Service Establishment, Damaso Garza, owner, on Lot 11 and Lot 12, Block 119, NCB 8849, located at 1603 West Hermosa and 1607 West Hermosa for on-premise consumption within three-hundred (300) feet of Woodrow Wilson Elementary School, a public school institution, in San Antonio Independent School District.

**50. DENIED**

PLAN AMENDMENT CASE PA-2021-11600090 (Council District 1): Ordinance amending the Midtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low-Density Residential" to "Medium Density Residential" on the West 100 feet of Lot 25 and South 56.7 feet of Lot 26, NCB 6521, located at 1023 Aganier Avenue. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2021-10700247)

**51. DENIED**

ZONING CASE Z-2021-10700247 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "MF-18 NCD-5 AHOD" Limited Density Multi-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on the west 100 feet of Lot 25 and the south 56.7 feet of Lot 26, NCB 6521, located at 1023 Aganier Avenue. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment Case PA-2021-11600090)

**52. 2021-12-16-1002**

PLAN AMENDMENT CASE PA-2021-11600101 (Council District 1): Ordinance amending the Midtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Medium Density Residential" on Lot 6, Block 1, NCB 6200, located at 625 East Woodlawn Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700281)

**53. 2021-12-16-1003**

ZONING CASE Z-2021-10700281 (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 "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 6, Block 1, NCB 6200, located at 625 East Woodlawn Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600101)

- 54. 2021-12-16-1004**  
ZONING CASE Z-2021-10700283 CD (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District to "C-2 CD H HS AHOD" Commercial Historic Lavaca Historic Significant Airport Hazard Overlay District with a Conditional Use for a Tattoo Parlor on the south 80.3 feet of Lot 1, Block 13, NCB 716, located at 724 South Alamo Street. Staff and Zoning Commission recommend Approval with Conditions.
- 55. 2021-12-16-1005**  
PLAN AMENDMENT CASE PA-2021-11600107 (Council District 1): Ordinance amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Parks Open Space" to "Community Commercial" on the south 341.93 feet of Lot 1, ARB Lot P-103, NCB 12962, located at 7061 San Pedro Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700306)
- 56. 2021-12-16-1006**  
ZONING CASE Z-2021-10700306 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the South 341.93 feet of Lot 1, ARB Lot P-103, NCB 12962, located at 7061 San Pedro Avenue. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA 2021-11600107)
- 57. 2021-12-16-1007**  
PLAN AMENDMENT CASE PA-2021-11600025 (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 classification from "Low Density Residential" to "High Density Residential" on Lot 11, Lot 23 and Lot 24, Block D, NCB 1160 and Lot 25, Block A, NCB 1155, generally located in the 300 block of Bee Street and Coleman Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700086)
- 58. 2021-12-16-1008**  
ZONING CASE Z-2021-10700086 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District and "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "IDZ-2 MLOD-3 MLR-2" Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for eighteen (18) dwelling units on Lot 11, Lot 23 and Lot 24, Block D, NCB 1160 and Lot 25, Block A, NCB 1155, generally located in the 300 Block of Bee Street and Coleman Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600025)

- 59. 2021-12-16-1009**  
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 December 2, 2021)
- 60. 2021-12-16-1010**  
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 December 2, 2021)
- 61. 2021-12-16-1011**  
ZONING Z-2021-10700295 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 EP-1 MLOD-3 MLR-1" Heavy Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "I-1 EP-1 MLOD-3 MLR-1" General Industrial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 3 and Lot 11, NCB 10577, located at 706 AT&T Center Parkway and 738 AT&T Center Parkway. Staff and Zoning Commission recommend Approval.
- 62. PULLED**  
ZONING CASE Z-2020-10700129 (Council District 3): 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 "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "MF-33" Multi-Family District on Lot 1, Lot 2, Lot 3 east 11.9 feet of south 96 feet of Lot 5, Block 2, NCB 7863, located at 1305 Pleasanton Road. Staff and Zoning Commission recommend Approval.
- 63. 2021-12-16-1012**  
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) (Continued from December 2, 2021)

**64. 2021-12-16-1013**

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). (Continued from December 2, 2021)

**65. 2021-12-16-1014**

ZONING CASE Z-2021-10700276 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwellings units on Lot 252A, NCB 7846, located at 130 West Mayfield Boulevard. Staff recommends Denial. Zoning Commission recommends Approval.

**66. CONTINUED**

ZONING CASE Z-2021-10700285 CD (Council District 3): 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 Warehousing on 33.72 acres out of NCB 11166, located at 12100 South US Highway 281. Staff and Zoning Commission recommend Approval.

**67. 2021-12-16-1015**

ZONING CASE Z-2021-10700277 (Council District 5): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District on Lot 1, NCB 2569, located at 246 East Cevallos Street. Staff and Zoning Commission recommend Approval.

**68. 2021-12-16-1016**

ZONING CASE Z-2021-10700287 HL (Council District 5): 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 "C-2 HL MLOD-2 MLR-2 AHOD" Commercial Historic Landmark Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on north 101.25 feet of Lot 1, Block 7, NCB 2340,

located at 1502 Buena Vista Street. Staff and Zoning Commission recommend Approval.

69.

**CONTINUED**

PLAN AMENDMENT CASE PA-2021-11600084 (Council District 6): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Specialized Center" on 44.7 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700249)

70.

**CONTINUED**

ZONING CASE Z-2021-10700249 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District, "C-3 MLOD-2 MLR-2" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 District, and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "L" Light Industrial District, "L MLOD-2 MLR-2" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 District, and "L MLOD-2 MLR-2 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 44.7 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA 2021-11600084)

71.

**2021-12-16-1017**

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. (Continued from December 2, 2021)

72.

**2021-12-16-1018**

PLAN AMENDMENT CASE PA-2021-11600078 (Council District 8): Ordinance amending the Medical Center Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Urban Mixed Use" on 2.9798 acres out of NCB 14697, located at 4891 Gus Eckert Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700238 CD)

73.

**2021-12-16-1019**

ZONING CASE Z-2021-10700238 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2 CD" Commercial District with a Conditional use for a Human Service Campus on 2.9798 acres out of NCB 14697, located at 4891 Gus Eckert Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600078)

74. **2021-12-16-1020**  
ZONING CASE Z-2021-10700273 HL (Council District 9): Ordinance amending the Zoning District Boundary from "R-5" Residential Single-Family District to "R-5 HL" Residential Single-Family Historic Landmark District on Lot 8A, Block B, NCB 11642 and Lot 9A, Block 2, NCB 11642, located at 8911-8931 Callaghan Road. Staff and Zoning Commission recommend Approval.
75. **2021-12-16-1021**  
ZONING CASE Z-2021-10700284 CD (Council District 10): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Veterinary Hospital on Lot 2, Block 1, NCB 16044, located at 2426 Ceegee Lane. Staff and Zoning Commission recommend Approval.
76. **2021-12-16-1022**  
PLAN AMENDMENT CASE PA-2021-11600099 (ETJ - Closest to Council District 8): Ordinance amending the Extraterritorial Jurisdiction Camp Bullis Military Protection Area Land Use Plan, from "Community Commercial" to "Urban Mixed Use" on Lot 2 , Block 5, CB 4708G, generally located east of the intersection of IH-10 West and Dietz Elkhorn Road. Staff and Planning Commission recommend Approval.

## **ADJOURNMENT**

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

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: 05/19/2022 04:40 PM