

City of San Antonio



AGENDA

City Council A Session

City Hall Complex

San Antonio, Texas 78205

Thursday, January 27, 2022

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 the above referenced date and time for the following items. Once convened, the City Council will take up the following items in any order during the meeting but no sooner than the designated times.

9:00AM: Call to Order

2:00PM: Plan Amendments and Zoning Matters

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.

Individuals signing up for public comment may register for parking assistance at www.saspeakup.com. Parking at City Tower Garage (located at 100 Blk N. Main) will be provided to individuals who request the assistance. Staff will provide parking validations in the lobby of City Council Chambers.

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 or call (210) 207-7080.

PROCEDURAL

1. Invocation
2. Pledge of Allegiance
3. Approval of minutes for the City Council meetings on December 15, 2021 and December 16, 2021

ACTION ITEMS FOR STAFF BRIEFING

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. **2022-01-27-0023**
Ordinance approving a contract with Hill Country Electric Supply, L.P., to provide light fixture parts, hardware, materials, and equipment necessary to upgrade lighting at the Olmos Dam Gate House Facility for a total cost of \$95,933.00 for the Public Works Department. Funding is available from the Storm Water Regional Facilities Fund and is included in the FY 2022 - 2027 Capital Improvement Program. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
5. **2022-01-27-0024**
Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$3,740,000.00, included in the respective department's FY 2022 Adopted Budget: (A) TraStar, Inc., MoboTrex, Inc., Traffic & Parking Control Co., Inc., K & K Systems, Inc., Twincrest Inc., dba Twincrest Technologies, and Iteris, Inc., for traffic signal

components; (B) Siddons Martin Emergency Group, LLC, and Frazer, Ltd., for parts and service for emergency vehicles; (C) Premier Courts Limited Company for Plexipave sport court resurfacing; and (D) Alamo Industrial Group, Inc., dba Ace Welding & Trailer Company, for fire and pumper vehicle body repair services [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

- 6. 2022-01-27-0025**

Ordinance approving a construction contract with Jerdon Enterprise, L.P. in an amount not to exceed \$2,195,148.00, of which \$367,775.00 will be reimbursed by San Antonio Water System (SAWS) and \$235,974.00 will be reimbursed by CPS Energy for the Breeden - W. Russell Place Area Drainage Phase 1A project. Funds are available from the Stormwater Operating Fund and Street Maintenance Program included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
- 7. 2022-01-27-0026**

Ordinance approving a construction contract with RCO Construction, L.L.C. in an amount not to exceed \$3,106,713.00 of which \$800,000.50 will be reimbursed by San Antonio Water System for the Jo Marie Phase 1 Drainage Improvements project, a Storm Water Operating and previously authorized debt proceeds funded project; and authorizing the appropriation and amending of the FY 2022 – FY 2027 Capital Improvement Program with funds in the amount of \$475,000.00 from the Storm Water Operating Fund balance to the Jo Marie Phase 1 Drainage Improvement project. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]
- 8. 2022-01-27-0027**

Ordinance awarding a construction contract to Tejas Premier Building Contractor, Inc. in an amount not to exceed \$3,613,448.00 for the Park Police Headquarters project located at 600 Hemisfair Plaza. Funds are available from the 2017 – 2022 General Obligation Bond Program and Certificates of Obligation included in the FY 2022 – FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
- 9. 2022-01-27-0028**

Ordinance approving an Advance Funding Agreement with the Texas Department of Transportation for payment to TxDOT in an amount not to exceed \$12,818.00 for administrative oversight of federal funds and accepting \$1,219,685.00 in Highway Safety Improvements Program infrastructure to include improvements of traffic signals at three locations, a FY 2022 Traffic Signal Installation project. Funding is available from the General Fund and is included in the FY 2022 Adopted Budget. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]
- 10. 2022-01-27-0029**

Ordinance approving a Funding Agreement with San Antonio Independent School District in the amount of \$42,064.00 for the acceptance of these funds from the San Antonio Independent School District for their share of construction-related expenses for the installation of two advanced warning school flashing beacons near the G.W. Brackenridge High School; and approving the amending of the FY 2022 - FY 2027 Capital Improvement Program with funds in the amount of \$42,064.00 from the San Antonio Independent School District to the FY 2022 School Pedestrian Safety Project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

11. 2022-01-27-0030

Ordinance approving a Funding Agreement with the Municipal Golf Association-San Antonio in an amount not to exceed \$254,974.00 for improvements to the Mission Del Lago Golf Course Clubhouse. Funds are available from 2019 Certificates of Obligation and are included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

12. 2022-01-27-0031

Ordinance awarding a construction contract to M-Company General Contractors Inc. in an amount not to exceed \$2,394,694.00 for the construction of the ZerNona S. Black Center (ZBC), Inc. Multi-Generational Cultural/Community Center located near Hackberry and Martin Luther King Drive. Funds are available from Bexar County, the Texas Education Agency and 2017 General Obligation Bond Program funds included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

13. 2022-01-27-0032

Ordinance awarding a construction contract to Marc III General Contractors, LLC in the amount not to exceed \$3,360,612.34 for the construction of the Greater Love Multi-Generational Cultural Community Center located at 1534 Peck Avenue; and, amending the FY 2022 – FY 2027 Capital Improvement Program with the reallocation of funds in the amount of \$750,000.00 from Certificates of Obligation included in the FY 2022 District 2 Infrastructure Improvement Pittman-Sullivan Park project and the acceptance of contributed funds in the amount of \$500,000.00 from Bexar County and \$290,812.34 from the Texas Education Agency to the Greater Love Multi-Generational Cultural Community Center project. Funds in the amount of \$1,819,800.00 are available from the 2017 - 2022 General Obligation Bond Program included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

14. 2022-01-27-0033

Ordinance awarding a construction contract to Longhorn Tejas Property Builders, LLC. in the amount of \$669,466.63 for the Council District 2 Infrastructure Improvements (Kardon Park) project. Funds are available from 2019 Certificates of Obligation and are included in the FY 2022 – FY 2027 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Acquisition, Sale or Lease of Real Property

15. 2022-01-27-0034

Ordinance approving the acquisition through negotiation or condemnation of interests in land sufficient for project purpose of twenty-four lots totaling 76,320 square feet (1.75 of an acre) of privately-owned real property located on Cosgrove and Channing Street within NCB 3819 for the South Gevers Street Drainage Improvement Project, declaring it to be a public project and a public necessity. Funds are available under the South Gevers Street Drainage Improvement Project and included in the FY 2022 - FY 2027 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]

16. 2022-01-27-0035

Ordinance approving the acquisition through negotiation or condemnation of interests in land sufficient for project purposes of five parcels totaling 1.352-acres of privately-owned real property located within NCB 14703, 14704 and 14706 in Council District 8 for the Prue Road (Babcock Road to Laureate Drive) project, a 2017 Bond Project; declaring it to be a public project and a public necessity. Funds are available from 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]

17. 2022-01-27-0036

Ordinance amending the Market Square Lease Agreement with Old Mexico Imports for a fee of \$1,500.00 to be deposited in the Market Square Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Boards, Commissions and Committee Appointments

- 18.** Appointing Michael Garcia, Bryan Lopez, Camis Milam, and Britney Schindler as At-Large Members to the Planning Commission for the remainder of an unexpired term of office to expire on October 6, 2023 [Debbie Racca-Sittre, Interim City Clerk]
- 19.** 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. Appointing Jessica Lorenzi (District 2) to the City Commission on Veterans Affairs.
 - B. Appointing Henry Woods (District 2) to the Small Business Advisory Commission.

Miscellaneous

20. 2022-01-27-0037

Ordinance approving professional services contracts with Integrated Solutions Consulting, Innovative Emergency Management Inc., Hagerty Consulting Inc., The Olson Group, Ltd., Constant and Associates, Inc., and Partner Forces, LLC for catastrophic disaster planning, training, and exercise services for the term beginning February 1, 2022, and ending August 31,

2024, for an amount not to exceed \$963,309.60. Funding is available in the FY 2020 and FY 2021 Regional Catastrophic Preparedness Grant Programs (RCPGP). [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

21. 2022-01-27-0038

Ordinance approving a memorial street designation on a portion of Westrock Drive to Jennifer Sue Delgado Memorial Way, at a total cost of \$1788.96. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

22. 2022-01-27-0003R

Resolution affirming Planning Commission's decision to approve an Administrative Exception to the Tree Preservation Code, located at 3545 Wiseman Blvd., as provided by City Code, Chapter 35, Article V, Section 35-523 (f) and Table 523-1A. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

23. 2022-01-27-0039

Ordinance approving an agreement for school-based mental wellness services with Meadows Mental Health Policy Institute for Texas for implementation of the Mobile Mental Wellness Collaborative (MMWC) for the San Antonio Metropolitan Health District's Violence Prevention Program for an initial term ending September 30, 2022 with a one year renewal option, for a total amount up to \$1,147,336 inclusive of the renewal. [Erik Walsh, City Manager; Claude A Jacob, Director, Health]

24. 2022-01-27-0040

Ordinance approving the San Antonio Metropolitan Health District's continued participation in the Medicaid 1115 (a) Demonstration Waiver Program known as the "Texas Healthcare Transformation and Quality Improvement Program" (the Waiver Program); submission of intergovernmental funding transfers (IGT) in an amount up to \$6,725,832.00; acceptance of the submitted IGT reimbursement amount; acceptance of up to \$10,000,932.00 in federal incentive payments from the Waiver Program; authorizing the submission of up to \$35,000.00 for non-reimbursable IGT to the Waiver Program for monitoring and compliance for a period beginning October 1, 2022 through September 30, 2023; and, authorizing the execution of Memoranda of Agreement that enhance program services with no exchange of funds associated with these grant-funded projects. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

25. 2022-01-27-0041

Ordinance approving a renewal and amendment to an agreement with The University of Texas Health Science Center at San Antonio to continue the implementation and management of referral services for the San Antonio Metropolitan Health District's Healthy Neighborhoods program to increase the compensation to a total amount of \$115,550.00, inclusive of the renewal funded by the CDC REACH grant budget. [Erik Walsh, City Manager; Claude Jacob, Director, Health]

26. 2022-01-27-0042

Ordinance accepting funds upon award in an amount up to \$14,163,068.00 from the Texas

Department of State Health Services for 21 programs encompassing the public health functions of the San Antonio Metropolitan Health District for the period of July 1, 2022 through December 31, 2023, approving associated contracts funded by one of the grants for a term ending July 31, 2022, with the option to renew for one, one-year term for a total amount of \$70,000.00 inclusive of renewal, approving the execution of Memorandums of Agreement with no exchange funds associated with these grant-funded projects, and approving associated personnel complements. Of the \$14,163,068.00 this ordinance approves \$571,977.00 in American Rescue Plan Act (ARPA) funds through the Disease Intervention Specialists Workforce Grant. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

27. 2022-01-27-0043

Ordinance approving the submission of two grant renewal applications, one to the Texas Commission on Environmental Quality (TCEQ) and one to the Department of Homeland Security (DHS) related to the Public Center for Environmental Health's local air monitoring efforts and authorizing the acceptance of funds in a total amount up to \$458,258.00 from TCEQ and DHS for a period beginning July 1, 2022 through August 31, 2023 and approving a personnel complement. [Erik Walsh, City Manager; Claude A. Jacob, Director, Health]

28. 2022-01-27-0044

Ordinance renaming the "SA2020 Commission on Education" and the "SA2020 Commission on Strengthening Family-Wellbeing," the "City of San Antonio Commission on Education," and "City of San Antonio Commission on Strengthening Family Well-Being," respectively; approving amended bylaws for each and original bylaws for the San Antonio Youth Commission and the City of San Antonio Higher Education Student Advisory Board, to establish consistency and efficiencies in governance structure and meetings. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

29. 2022-01-27-0045

Ordinance approving a Funding Agreement with Inner City TIRZ Board in an amount not to exceed \$11,922,500 for the Ella Austin Feasibility Study, Capital Improvements and Public Art. Funding is available in the 2022 – 2027 Inner City TIRZ Funding. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

30. 2022-01-27-0046

Ordinance approving a First Amendment to the Development Agreement between the Inner City TIRZ Board of Directors, the City of San Antonio, and Williams Historical National Museum for the Williams Historical National Museum Project, located at 506 Montana Street in Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

31. 2022-01-27-0047

Ordinance approving the execution of the Development Agreement, approving the Final Finance Plan and Final Project Plan for Tax Increment Reinvestment Zone #37 (TIRZ #37), Nabors, located in Council District 3. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP]

Director, Neighborhood and Housing Services Department]

32. 2022-01-27-0048

Ordinance accepting an additional \$4,569,335.71 in Emergency Rental Assistance (ERA1) grant funds for rental assistance from the U.S. Department of the Treasury and appropriating funds for the Covid-19 Emergency Housing Assistance Program (EHAP). [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

33. 2022-01-27-0049

Ordinance approving a 10-year term extension for the Midtown Tax Increment Reinvestment Zone; modifying the composition of the TIRZ Board of Directors; and, amending the TIRZ Project and Finance Plans. [Lori Houston, Assistant City Manager; Veronica R. Soto, Director, Neighborhood and Housing Services Department]

34. 2022-01-27-0050

Ordinance approving two on-call environmental abatement and disposal services agreements with Alamo Environmental Inc. dba Alamo 1 and TLI Environmental Services, Inc., each agreement in an amount not to exceed \$500,000.00 per year for an initial one-year term with the option to renew for three, one-year extensions at the City's discretion, for a total amount not to exceed \$4,000,000.00 if all agreement extensions with all firms are executed for the four-year duration. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

35. 2022-01-27-0051

Ordinance approving five on-call environmental consulting services agreements with Alpha Terra Engineering, Inc.; ATC Group Services LLC dba Atlas Technical; Modern Geosciences, LLC; Raba Kistner Inc.; and SWCA, Incorporated dba SWCA Environmental Consultants, each agreement in an amount not to exceed \$600,000.00 per year for an initial one-year term with the option to renew for three, one-year extensions at the City's discretion, for a total amount not to exceed \$12,000,000.00 if all agreement extensions are executed with all of the firms for the four-year duration. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

City Manager's Report

36. 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.

37. 2022-01-27-0052

ZONING CASE Z-2021-10700279 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses

permitted for up to 25 units per acre on Lot 22, Block 10, NCB 2021, located at 315 Cincinnati Avenue. Staff and Zoning Commission recommend Denial.

38. 2022-01-27-0053

ZONING CASE Z-2021-10700305 S (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 S AHOD" Light Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Medical - Clinic (Dentist) on Lot 18, Block A, NCB 6009, located at 1015 Shook Avenue. Staff and Zoning Commission recommend Approval.

39. 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.

40. 2022-01-27-0054

ZONING CASE Z-2021-10700224 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District to "R-5 CD H AHOD" Residential Single-Family Historic Dignowity Hill Airport Hazard Overlay District with a Conditional Use for two (2) Dwelling Units on Lot 9, Block 1, NCB 1300, located at 622 Sherman Street. Staff and Zoning Commission recommend Approval.

41. WITHDRAWN

PLAN AMENDMENT CASE PA-2021-11600102 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Community Commercial" on 2.0 acres out of NCB 18239, generally located in the 5000 Block of Southcross Ranch Road. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z-2021-10700288 CD)

42. WITHDRAWN

ZONING CASE Z-2021-10700288 CD (Council District 2): Ordinance amending the Zoning District Boundary from "MH MLOD-3 MLR-2" Manufactured Home Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for a Truck Stop on 2.0 acres out of NCB 18239, generally located in the 5000 Block of Southcross Ranch Road. Staff and Zoning Commission recommend Denial. (Associated Plan Amendment PA-2021-11600102)

43. 2022-01-27-0055

ZONING CASE Z-2021-10700298 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 RIO-1 UC-2" Commercial River Improvement Overlay 1 Broadway Urban Corridor District and "R-4 RIO-1 UC-2" Residential Single-Family River Improvement Overlay 1 Broadway Urban Corridor District to "IDZ-2 RIO-1 UC-2" Medium Intensity Infill Development Zone River Improvement Overlay 1 Broadway Urban Corridor District with uses permitted for "C-2" Commercial District and "MF-40" Multi-Family District on Lot 8, Lot 17, Block 3, NCB 3081, located at 3814 Broadway Street and 115 Pershing Avenue. Staff and Zoning Commission recommend Approval.

44. 2022-01-27-0056

PLAN AMENDMENT CASE PA-2021-11600113 (Council District 2): Ordinance amending the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Industrial" on Lot 2, Block 8, NCB 16567, Lot P-18A, NCB 17991, Lot P-18A, CB 5089, located at 8817 Interstate Highway 10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700307)

45. 2022-01-27-0057

ZONING CASE Z-2021-10700307 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-2 CD MLOD-3 MLR-2 AHOD" Commercial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service or Storage, including Truck Repair to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 2, Block 8, NCB 16567, Lot P-18A, CB 5089, Lot P-18A, NCB 17991, located at 8817 Interstate Highway 10 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600113)

46. CONTINUED

PLAN AMENDMENT CASE PA-2021-11600108 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" and "Public Institutional" to "Light Industrial" on Lot P-8B, CB 5129, located at 5721 US Highway 87 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700313)

47. CONTINUED

ZONING CASE Z-2021-10700313 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District and "R-6 MLOD-3 MLR-1" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Air Field Military

Lighting Overlay Military Lighting Region 1 District on Lot P-8B, CB 5129, located at 5721 US Highway 87 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2021-11600108)

48. 2022-01-27-0058

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, and the east 11.9 feet of the south 96 feet of Lot 4, Block 2, NCB 7863, located at 1305 Pleasanton Road. Staff and Zoning Commission recommend Approval.

49. 2022-01-27-0059

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. (Continued from December 16, 2021)

50. 2022-01-27-0060

PLAN AMENDMENT CASE PA-2021-11600106 (Council District 4): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, to change the future land use classification from "Suburban Tier" to "General Urban Tier" on Lot P-1D, NCB 34392, located at 1120 North Loop 1604. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700296)

51. 2022-01-27-0061

ZONING CASE Z-2021-10700296 (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 and "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot P-1D, NCB 34392, located at 1120 North Loop 1604. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600106)

52. 2022-01-27-0062

ZONING CASE Z-2021-10700346 (Council District 4): Ordinance amending the Zoning District Boundary from "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1

Airport Hazard Overlay District on Lot 1, Lot 4, Lot 5, Lot 6, Lot 7, the west irregular 325 feet of Lot 2, and the south irregular 496.88 feet of Lot 2, NCB 12328 (55.5351 acres out of NCB 12328) and Lot 18, Lot 19, Lot 20, and Lot 21, NCB 9503, located at 2102, 2130, 2310, 2400 Southwest Military Drive and 7707 Interstate 35 South. Staff and Zoning Commission recommend Approval.

53. WITHDRAWN

ZONING CASE Z-2021-10700267 CD (Council District 5): Ordinance amending the Zoning District Boundary from "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 23-27, Block 16, NCB 7502, located at 4036 Culebra Road. Staff recommends Approval with Conditions. Zoning Commission recommends Denial.

54. 2022-01-27-0063

ZONING CASE Z-2021-10700309 S (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 S MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Carwash on Lot 51, Block 13, NCB 8252, located at 4627 West Commerce Street. Staff recommends Denial. Zoning Commission recommends Approval.

55. 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) (Continued from December 16, 2021)

56. 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) (Continued from

December 16, 2021)

57.

CONTINUED

ZONING CASE Z-2021-10700289 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District to "MF-25 GC-2 AHOD" Low Density Multi-Family Highway 151 Gateway Corridor Airport Hazard Overlay District on 16.070 acres out of NCB 17642, generally located in the 3000 Block of Rogers Road. Staff and Zoning Commission recommend Approval.

58.

CONTINUED

ZONING CASE Z-2021-10700319 (Council District 7): 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 and "RM-4 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District Lot 58, Block H, NCB 8358, located at 1286 Bandera Road. Staff and Zoning Commission recommend Approval.

59.

2022-01-27-0064

PLAN AMENDMENT CASE PA-2021-11600072 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Rural Estate Tier" to "General Urban Tier" on 16.93 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700218)

60.

2022-01-27-0065

ZONING CASE Z-2021-10700218 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, "R-20 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District, and "MF-25 MSAO-1 MLOD-1 MLR-1" Low-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "MF-18 MSAO-1 MLOD-1 MLR-1" Limited-Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "R-6 MSAO-1 MLOD-1 MLR-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 District on 21.22 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment Case PA-2021-11600072)

61.

2022-01-27-0066

ZONING CASE Z-2020-10700230 CD S ERZD (Council District 8): Ordinance amending the

Zoning District Boundary from "C-3 MLOD-1 MLR-2 AHOD ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District to "C-2 CD S MLOD-1 MLR-2 AHOD ERZD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay Edwards Recharge Zone District with a Conditional Use and Specific Use Authorization for Warehousing on 92.50 acres out of NCB 14848, located at 14700 Tradesman Drive. Staff and Zoning Commission recommend Approval.

62. CONTINUED

ZONING CASE Z-2021-10700248 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "MXD" Mixed-Use District on Lot 52, NCB 12858, located at 8719 Wurzbach Road. Staff and Zoning Commission recommend Approval.

63. 2022-01-27-0067

ZONING CASE Z-2021-10700255 S ERZD (Council District 8): 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-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 Animal Clinic on Lot 34, Block 1, NCB17661, located at 4522 De Zavala Road. Staff and Zoning Commission recommend Approval.

64. 2022-01-27-0068

ZONING CASE Z-2021-10700299 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units on Lot 13, NCB 14698, located at 11115 Vance Jackson Road. Staff and Zoning Commission recommend Approval.

65. CONTINUED

ZONING CASE Z-2021-10700314 (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MXD MLOD-1 MLR-2" Mixed Use Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on Lot 138, Lot P-1E, and Lot P-119A, NCB 14890, generally located in the 1600 Block of UTSA Boulevard. Staff and Zoning Commission recommend Approval.

66. 2022-01-27-0069

ZONING CASE Z-2021-10700169 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on 1.032 acres of NCB 18218, generally located in the 3600 Block of East Evans Road. Staff and Zoning Commission recommend Approval.

67. 2022-01-27-0070

ZONING CASE Z-2021-10700274 (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 GC-3 MLOD-1 MLR-2" General Commercial US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 GC-3 MLOD-1 MLR-2" Multi-Family US 281 North Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 12.617 acres out of CB 4864, located at 26750 Bulverde Road. Staff and Zoning Commission recommend Approval.

68. 2022-01-27-0071

ZONING CASE Z-2021-10700290 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 14, Block 5, NCB 12575, located at 8603 North New Braunfels Avenue. Staff and Zoning Commission recommend Approval.

69. CONTINUED

ZONING CASE Z-2021-10700300 (Council District 10): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 6, Block 2, NCB 18412; Lot 6, Block 3, NCB 18412; Lots 5,7-17, Block 3, NCB 18413, Lots 11-13, Block 4, NCB 18414, located at 6202 Ahern Drive, 6202-6211, and 6219 Balcombe. Staff and Zoning Commission recommend Approval.

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: 05/19/2022 04:28 PM