

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
114 W. Commerce  
San Antonio, Texas 78205

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**Thursday, December 5, 2013**

**9:00 AM**

**Municipal Plaza Building**

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The City Council shall hold its regular meetings in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building within the City Hall Complex beginning at 9:00 AM. After the meeting is convened, the City Council shall consider the following items no sooner than the designated times, but may consider them at a later time.

**9:00AM: Invocation and Approval of Minutes**

**12:00PM: Lunch Break**

**2:00PM: Neighborhood Plan and Zone Amendments**

**6:00PM: Adjourn**

At any time during the meeting, the City Council may meet in executive session for consultation 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. Accessible Visitor Parking Spaces are located at City Hall, 100 Military Plaza, north side. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7245 or 711 Texas Relay Service for the Deaf.**

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call 207-7080.

The City Council of San Antonio will convene in the Norma S. Rodriguez Council Chamber, Municipal Plaza Building in a Regular Council Meeting at 9:00 A.M.

1. Invocation by Father Cesar A. Betancourt, St. Alphonsus Catholic Church, guest of Councilmember Shirley Gonzales, District 5.
2. Pledge of Allegiance

- 3. Approval of Minutes for the September 18 - 19, 2013 City Council Meetings.

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

**ACTION ITEMS FOR STAFF BRIEFING**

- 4. Consideration of the following items associated with HEB Grocery Company L.P.: [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development]

A) An Ordinance approving the closure, vacation and abandonment of an improved portion of S. Main (Street or Ave) Public Right of Way consisting of 1.478 acres (64,372 square feet) located between E. Arsenal Street and E. Cesar Chavez Boulevard adjacent to New City Blocks 927 and 929.

2013 - 12 - 05 - 0831

B) An Ordinance approving a development agreement that would facilitate the expansion of HEB's headquarters to include a 10,000 square foot grocery store and construction of public improvements.

2013 - 12 - 05 - 0832

- 5. Consideration of the following items related to redevelopment of Hemisfair Park: [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development]

A) A public hearing and Ordinance declaring a change in use of portions of parkland located in Hemisfair Park consistent with the Hemisfair Park Redevelopment Project Framework and Master Plan approved by City Council pursuant to Ordinance 2012-02-09-0084 and dedicating no less than 18 acres of public squares and park land at Hemisfair Park in accordance with the requirements of Texas Local Government Code Section 379C.014.

2013 - 12 - 05 - 0833

B) An Ordinance adopting an Urban Land Bank Demonstration Program for Hemisfair Park, approving the Hemisfair Park Public Facilities Corporation as a land bank entity in accordance with Texas Local Government Code Section 379C.014 Land Used for World Exposition, and transferring portions of Hemisfair Park property to the Corporation, subject to restrictive covenants limiting hotel development imposed by the City pursuant to Ordinance 2013-10-17-0711.

2013 - 12 - 05 - 0834

The City Council of San Antonio recesses and convenes as the Hemisfair Park Public Facilities Corporation to consider the following:

C) A Resolution adopting Bylaws for and appointing officers of the Hemisfair Park Public Facilities Corporation

HPPFC 2013-12-05-0001R

D) A Resolution acknowledging the approval by the City Council of the Hemisfair Park Public Facilities Corporation as a land bank in accordance with Texas Local Government Code Section 379C.014, accepting title to portions of Hemisfair Park owned by the City of San Antonio, subject to restrictive covenants, and other matters necessary and incidental to the foregoing

HPPFC 2013-12-05-0002R

The Hemisfair Park Public Facilities Corporation adjourns and the City Council of San Antonio reconvenes to continue the meeting and consider the following:

- 6. An Ordinance confirming the appointment of Robbie Greenblum as the City Attorney of the City of San Antonio. [Sheryl Sculley, City Manager]

2013-12-05-0835

CONSENT AGENDA

Purchase of Equipment and Supplies

- 7. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$2,034,000.00: (A) T & W Tire for emergency tires, (B) Estrada Landscape, Due Amicis, Inc. d/b/a Green Landscaping and Goodwill Industries of San Antonio for lawn maintenance for downtown locations, parks, and trailheads, (C) ClientTrack, Inc. for ClientTrack for the Department of Human Services, (D) Innovative Interfaces, Inc. for millennium software maintenance & support, (E) ZOLL Medical Corporation for X Series equipment and supplies for the Fire Department and (F) Bound Tree Medical LLC and ZOLL Medical Corporation for X Series supplies for the Fire Department. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2013-12-05-0836

- 8. An Ordinance authorizing a contract with Selrico Services, Inc. to provide custodial services for La Villita, Market Square, Centro Information Center, Botanical Garden and San Antonio Garden Center for an estimated annual amount of \$690,000.00, funded through the General Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott,

2013-12-05-0837

Director, Finance]

9. An Ordinance accepting the bid from Digital Display Solutions, Inc. to provide the San Antonio Fire Department Emergency Operations Center with a digital audio visual system upgrade from the current analog system for a total cost of \$335,077.00, funded with 2011 State Homeland Security Program grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2013 - 12 - 05 - 0838

10. An Ordinance amending the contract with Invensys Operations Management for the Public Works San Antonio River Walk Distributed Control System increasing the cost by \$71,930.00, funded with Department of Public Works FY 2014 Storm Water Operating Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

2013 - 12 - 05 - 0839

11. An Ordinance extending a contract between the City of San Antonio and DOCUmentation, Inc. for photocopying and public internet printing service at all Library locations. [Gloria Hurtado, Assistant City Manager; Ramiro Salazar, Director, Library]

2013 - 12 - 05 - 0840

12. Consideration of the following ordinances related to the purchase of light duty trucks: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance]

A) An Ordinance accepting the bids from Grande Truck Center, Caldwell Country Ford, Silsbee Ford and Gunn Chevrolet to provide various City departments with 136 light duty trucks for a cost of \$2,891,196.16, from the Equipment Renewal and Replacement Fund and General Fund.

2013 - 12 - 05 - 0841

B) An Ordinance authorizing a \$134,113.00 change order to a \$2,286,442.00 contract with Grande Truck Center for the purchase of 7 additional light duty trucks, from the Equipment Renewal and Replacement Fund.

2013 - 12 - 05 - 0842

### Capital Improvements

13. An Ordinance for Bitters Road Brush Recycle Crew Quarters authorizing the execution and negotiation of a construction contract in the amount not-to-exceed \$535,000.00, payable to Vertex Corporation,

a Solid Waste Contingency funded project, located in Council District 10; and, amending the FY 2014 – 2019 Capital Improvement Budget with the appropriation of \$268,775.00 in Solid Waste Improvement Contingency funds to the Bitters Road Brush Recycle Crew Quarters Project. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2013 - 12 - 05 - 0843

- 14. An Ordinance for the construction of City Council District One Park Improvements Projects (Dellview, Kenwood and Los Angeles Heights) accepting the lowest responsive bid and awarding a construction contract, including two (2) additive alternates, in the amount of \$427,833.00 authorized payable to The GFP Group, a 2012-2017 General Obligation Bond funded Projects. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2013 - 12 - 05 - 0844

- 15. An Ordinance for construction of the District Five Parks Improvement Projects (Normoyle, Collins Garden and Palm Heights) accepting the lowest responsive bid and awarding a construction contract, including one (1) additive alternate, in the amount of \$783,000.00 authorized payable to Amstar, Inc., a 2012-2017 General Obligation Bond funded Projects. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Capital Improvements Management Services]

2013 - 12 - 05 - 0845

- 16. An Ordinance for bicycle lane pavement markings and signage services awarding a task order construction contract to Flasher Equipment Company in an amount not to exceed \$957,420.00. [Peter Zaroni, Deputy City Manager; Anthony Chukwudolue, Interim Director, Public Works]

2013 - 12 - 05 - 0846

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

- 17. An Ordinance authorizing the 1st Amendment to a five-year Lease Agreement between the City of San Antonio and Brass Centerview 2012, LLC. for 1,108 square feet of office space located at 4414 Centerview Dr. in Council District 7, for the continued operation of a Constituent Field Office. [Ben Gorzell, Chief Financial Officer; Jorge Perez, Director, Building and Equipment Services]

2013 - 12 - 05 - 0847

- 18. An Ordinance authorizing a lease agreement with Texas Air Museum, Inc for 76,154 square feet for ground space and 32,964 square feet for

building space at Stinson Municipal Airport, generating a minimum annual guarantee of \$1,800.00. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2013-12-05-0848

19. An Ordinance authorizing an art installation agreement with the Briscoe Western Art Museum to place a sculpture on the River Walk. [Ed Belmares, Assistant City Manager; Jim Mery, Interim Director, Downtown Operations]

2013-12-05-0849

20. An Ordinance authorizing a five year River Walk Patio Lease Agreement between the City of San Antonio and Cajun Riverport, Inc. d/b/a Boudro's Restaurant for use of 184.81 square feet of patio space along the River Walk. [Ed Belmares, Assistant City Manager; Jim Mery, Interim Director, Downtown Operations]

2013-12-05-0850

21. An Ordinance authorizing an amendment to the Antenna License Agreement between the City of San Antonio and Belo Corporation, Inc. d/b/a KENS 5 TV to extend the term of the agreement for an additional five year period commencing January 1, 2014. [Ed Belmares, Assistant City Manager; Jim Mery, Interim Director, Downtown Operations]

2013-12-05-0851

#### Grant Applications and Awards

22. An Ordinance awarding \$25,000.00 in City Council Project Funds to the Northeast Corridor Revitalization Committee in support of revitalization efforts located in City Council District 10. [Edward Benavides, Chief of Staff; Chris Callanen, Assistant to City Council]

2013-12-05-0852

23. An Ordinance authorizing the First Amendment to the Tax Phase-In Agreement and Economic Development Grant Agreement between the City and Lowe's Home Centers, LLC. [Carlos J. Contreras, Assistant City Manager, Rene Dominguez, Director, Economic Development]

2013-12-05-0853

24. An Ordinance authorizing the application and acceptance of approximately \$160,000.00 from the Texas Commission on Environmental Quality for Regional Solid Waste Pass-Through Grants for Fiscal Years 2014 and 2015, through the Alamo Area Council of Governments to fund activities such as recycling education, recycling program expansion and solid waste stream reduction. [Peter Zanoni, Deputy City Manager; David W. McCary, Director, Solid Waste]

2013-12-05-0854

Management]

City Code Amendments

- 25. An Ordinance amending City Code Chapter 22 by creating a new Article XI, entitled "Park Safety Zones", to prohibit registered sex offenders from having a permanent or temporary residence within 1000 feet of a City park, prohibiting their entry in City parks, and prohibiting loitering within 300 feet of City parks; and adopting penalties for violations. [Erik J. Walsh, Deputy City Manager; William McManus, Police Chief]

2013 - 12 - 05 - 0855

Boards, Commissions and Committee Appointments

- 26. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2015, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]

A) Reappointing Debra D. Nicholas (District 8) to the Arts and Cultural Advisory Committee. **APPROVED**

B) Reappointing Andrew M. Ozuna (District 8) to the Zoning Board of Adjustment. **APPROVED**

Miscellaneous

- 27. An Ordinance authorizing two professional services agreements for On-Call General Engineering Consulting services with URS Corporation and Reynolds, Smith and Hills, Inc., each in the amount not-to-exceed \$5,000,000.00 for up to five years for projects in the San Antonio Airport System. [Ed Belmares, Assistant City Manager; Frank Miller, Director, Aviation]

2013 - 12 - 05 - 0856

- 28. An Ordinance authorizing an amendment to the concession agreement with Generations Federal Credit Union to allow the closure of the branch location in the San Antonio International Airport and the continuation of payment of its Minimal Annual Guarantee rent of \$6,000.00 through May 31, 2015. [Ed Belmares, Assistant City

2013 - 12 - 05 - 0857

Director; Frank Miller, Director, Aviation]

29. An Ordinance approving an amendment to the City Manager's employment agreement. [Michael D. Bernard, City Attorney]  
2013 - 12 - 05 - 0858
30. An Ordinance awarding \$32,000.00 in Texas Commission on the Arts funds to local arts and cultural projects. [Ed Belmares, Assistant City Manager; Felix Padron, Director, Culture and Creative Development]  
2013 - 12 - 05 - 0859
31. A Public Hearing and Ordinance authorizing the reprogramming of FY 2014 Home Investment Partnership (HOME) funds in the amount of \$908,762 and Community Development Block Grant Funds (CDBG) in the amount of \$507,685 available from City-wide project savings and cancelled projects to new projects; amending the FY 2014 Consolidated Action Plan and Budget; authorizing the close out and cancellation of affected projects and the creation of new projects and project budgets; and authorizing the execution and submission of contracts and other documents as necessary. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]  
2013 - 12 - 05 - 0860
32. An Ordinance authorizing the appropriation of an amount not to exceed \$600,000.00 in FY 2014 Home Investment Partnership Grant (HOME) funds to the Merchant's Ice Lofts Project; and authorizing the negotiation and execution of related documents and contracts. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]  
2013 - 12 - 05 - 0861
33. An Ordinance approving a Chapter 380 Economic Development Loan Agreement with the Board of Tax Increment Reinvestment Zone Number Eleven, Inner City TIRZ, and Merchants Ice Lofts LP in the amount of \$700,000.00 and amending the Inner City TIRZ Project and Finance Plans for the Merchant Ice Lofts Project. [Carlos J. Contreras, III, Assistant City Manager; Lori Houston, Director, Center City Development Office].  
2013 - 12 - 05 - 0862
34. An Ordinance authorizing a contract for the collection of delinquent property taxes with the law firms of Linebarger Goggan Blair & Sampson, LLP and Escamilla & Poneck, LLP for an initial five year term beginning January 1, 2014 and ending December 31, 2018, with an optional five year renewal term. [Ben Gorzell, Jr, Chief Financial  
2013 - 12 - 05 - 0863

Officer; Troy Elliott, Director of Finance.]

35. An Ordinance adopting a Veteran-Owned Small Business preference program for specific contracting categories. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance] 2013-12-05-0864
36. An Ordinance adopting an amendment to the local preference program for specific contracting categories. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Director, Finance] 2013-12-05-0865
37. An Ordinance approving the extension of the City of San Antonio Financial Advisor Services Contracts with Coastal Securities, Inc. and Estrada Hinojosa & Company, Inc. for Financial Advisor or Co-Financial Advisor Services in connection with the City's financings, for a two year term beginning January 1, 2014 and ending December 31, 2015, under the same terms and conditions. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Director, Finance] 2013-12-05-0866
38. An Ordinance by the City Council of the City of San Antonio, Texas authorizing the issuance of up to \$20,900,000 "City of San Antonio, Texas Revenue Notes, Taxable Series 2013A" and the pledge of lawfully available revenues, subject to annual appropriation, as security therefor; prescribing the form, terms, conditions and resolving other matters incident and related to the issuance, sale, and delivery of the Notes; authorizing the execution of a Paying Agent Agreement, a Financing Agreement, and a Purchase and Investment Letter; complying with the provisions of the Depository Trust Company's letter of representations; delegating the authority to certain City officials and members of the City staff to execute certain documents relating to the sale of the Notes; enacting other provisions incident and related to the subject and purpose of this Ordinance; and providing for an effective date. [Ben Gorzell, Chief Financial Officer; Troy Elliot, Director, Finance] 2013-12-05-0867
39. An Ordinance authorizing an amendment and second extension of the contract with UnitedHealthcare Insurance Company, in an estimated annual amount of \$4,368,318 to provide Third Party Administration for the City's self-funded medical plans, Health Savings Account, Flexible Spending Account, Prescription Benefit Management services, subcontracting services of health miles program through Virgin Pulse, Healthy Rewards telephonic coaching and reporting. 2013-12-05-0868

Preferred Provider Organization, Total Health Management, and one additional onsite health coach. [Ben Gorzell, Chief Financial Officer; Joe Angelo, Chief Human Resources Officer]

40. An Ordinance authorizing a Interlocal Agreement with VIA Metropolitan Transit for the purchase of VIA EZ Rider Program Passes for City Employees for a total estimated expenditure of \$600,000.00. [Ben Gorzell, Chief Financial Officer; Joe Angelo, Chief Human Resources Officer]

2013 - 12 - 05 - 0869

41. An Ordinance approving the extension of the contract with Allied Barton Security Services for two additional years and amending the hourly wage rate for commissioned and non-commissioned security personnel and access control officers for approximately \$79,000, with an annual expenditure of approximately \$3,000,000.00. [Ben Gorzell, Chief Financial Officer; Hugh Miller, Director, Information Technology Services]

2013 - 12 - 05 - 0870

42. An Ordinance authorizing a boundary amendment and term extension for Tax Increment Reinvestment Zone Number Eleven known as the Inner City TIRZ and requisite amendments to the Project and Finance Plans. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2013 - 12 - 05 - 0871

43. Consideration of the following Ordinances related to the Transportation Enhancement Program: [Edward Benavides, Chief of Staff; Mary Hammer, Interim Director, Office of Sustainability]

A) An Ordinance authorizing the acceptance and appropriation of \$1,114,076.00 in Transportation Enhancement Program grant funds from the Texas Department of Transportation for the "Bicycle Safe Resources for 8 to 80-year-olds" and "B-Cycle Urban Core Expansion" projects, approving local matching funds, and the negotiation and execution of an Advance Funding Agreement for each project.

2013 - 12 - 05 - 0872

B) An Ordinance authorizing the acceptance and appropriation of \$870,807.00 in Transportation Enhancement Program grant funds from the Texas Department of Transportation for the Low Impact Landscaping around Downtown Freeway Entrances, approving local matching funds, and the negotiation and execution of an Advance

2013 - 12 - 05 - 0873

Funding Agreement.

C) An Ordinance authorizing and approving an amendment to the contract with San Antonio Bike Share to increase funding in the amount of \$1,168,474.00, for a total contract value of \$4,125,994.00, to be used for the "B-Cycle Urban Core Expansion" project and extending the term for two years with an option for the City to renew for two additional one-year periods.

2013 - 12 - 05 - 0874

D) An Ordinance authorizing a three year lease extension with San Antonio Bike Share for their continued use of Building 203, located in Hemisfair Park.

2013 - 12 - 05 - 0875

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

**2:00 P.M. TIME CERTAIN ITEMS (may be heard after this time): Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by Erik Walsh, Deputy City Manager; Roderick Sanchez, Director, Development Services.**

44. An Ordinance authorizing the execution of the Third Amendment to the "Agreement to Extend Limited Purpose Annexation and to Fix the Date for Full Purpose Annexation" for the Crosswinds at South Lake Special Improvement District located in Council District 4. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2013 - 12 - 05 - 0876

45. An Ordinance authorizing the First Amendment to the September 2007 Agreement with Cumberland Potranco Joint Venture, Cumberland 211, Ltd., Navigators Stevens Ranch L.P., KD CIRI I, L.L.C., CIRI Land Development Company and Cumberland 90, Ltd. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2013 - 12 - 05 - 0877

46. A Resolution directing the Department of Planning and Community Development to prepare a Service Plan as requested by the Texas Parks and Wildlife Department regarding the annexation of approximately 1,905 acres of Government Canyon State Natural Area. [Peter Zaroni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

2013 - 12 - 05 - 0043R

47. Second Public hearing regarding the Limited Purpose Annexation of South San Antonio Areas 1 – 4. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
48. Second Public Hearing on Dissolution of City South Management Authority. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]
49. An Ordinance waiving the requirements of Sections 4-6(c)(1), 4-6(c)(3), 4-6(c)(4), 4-6(d)(6) and 4-6(e)(1) of the of the City Code and authorizing the sale of alcoholic beverages on Lot 14, Block 33, NCB 376, currently addressed as 1515 North Main Avenue, for on-premise consumption within three-hundred (300) feet of San Antonio College located in Council District 1. **2013 - 12 - 05 - 0878**
- Z-1. ZONING CASE # Z2014033 S (District 1): An Ordinance amending the Zoning District Boundary from "D RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District to "D S RIO-4 AHOD" Downtown River Improvement Overlay-4 Airport Hazard Overlay District with a Specific Use Authorization for a Gasoline Filling Station (Without Repair or Carwash) on 0.633 of an acre out of Lot 3, Block 3, NCB 929 located on a portion of the 100 Block of Cesar Chavez Boulevard and a portion of the 500 Block of South Flores Street as requested by Owner, HEB Grocery Company LLP. Staff recommends approval. Zoning Commission recommendation pending the December 3, 2013 public hearing. **2013 - 12 - 05 - 0879**
- Z-2. ZONING CASE # Z2014032 CD (District 1): An 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 District with a Conditional Use for Two Dwelling Units on Lots 26 and 27, Block 6, NCB 7293 located at 401 Dora Street. Staff recommends approval. Zoning Commission recommendation pending the December 3, 2013 public hearing. **2013 - 12 - 05 - 0880**
- Z-3. ZONING CASE # Z2014010 (District 1): An Ordinance amending the Zoning District Boundary from "C-3NA CD UC-4 AHOD" General Commercial Nonalcoholic Sales North St. Mary's Street Urban Corridor Overlay Airport Hazard Overlay District with a Conditional Use for Outside Storage of Equipment & Materials to "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban

Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-25" Low Density Multi-Family District on Lots 1 and 2, Block 1, NCB 6789, save and except that portion conveyed in Volume 12369, Page 1060, Deed Records, Bexar County, Texas located on a portion of the 2100 block of North St. Mary's Street. Staff and Zoning Commission recommend approval.

2013-12-05-0881

**Z-4.** ZONING CASE # Z2012157 (District 1): An Ordinance amending the Zoning District Boundary from "HS MF-33 NCD-1 AHOD" Historic Significant Multi-Family South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "HS IDZ NCD-1 AHOD" Historic Significant Infill Development Zone South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District and "NC" Neighborhood Commercial District on Lot 16, Block 4, NCB 732 located at 206 Sadie Street. Staff and Zoning Commission recommend approval. (Continued from October 17, 2013)

withdrawn by applicant

**Z-5.** ZONING CASE # Z2014003 (District 1): An Ordinance amending the Zoning District Boundary from "I-1 RIO- 2 AHOD" General Industrial River Improvement Overlay-2 Airport Hazard Overlay District and "I-1 RIO- 2 UC-2 AHOD" General Industrial River Improvement Overlay-2 Broadway Urban Corridor Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar And/Or Tavern Without Cover Charge 3 or More Days per Week and "IDZ RIO-2 UC-2 AHOD" Infill Development Zone River Improvement Overlay-2 Broadway Urban Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar And/Or Tavern Without Cover Charge 3 or More Days per Week on Lots 11, 12, 13, 14 and 15, Parcel 100 and the south 40.5 feet of Lot 10, NCB 969 located at 401 Pearl Parkway. Staff and Zoning Commission recommend approval.

2013-12-05-0882

**P-1.** PLAN AMENDMENT #13051 (District 1): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 2.0131 acre tract of land located at 244 and 250 Sherwood Drive from Urban Low Density Residential

land use to Community Commercial land use. Staff recommends denial and Planning Commission recommends approval. (Associated Zoning Case # Z2013211) (Continued from November 2013)

**CONTINUED**

- Z-6.** ZONING CASE # Z2013211 (District 1): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lots 51, 52 and the east 12 feet of Lot 9, Block 2, NCB 8417 located at 244 and 250 Sherwood Drive. Staff recommends denial. Zoning Commission recommends approval, pending the plan amendment. (Associated Plan Amendment Case # 13051) (Continued from November 21, 2013)

**CONTINUED**

- P-2.** PLAN AMENDMENT #13052 (District 1): An Ordinance amending the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 0.8368 acre tract of land located at 256 Sherwood Drive from Urban Low Density Residential land use to Community Commercial land use. Staff recommends denial and Planning Commission recommends approval. (Continued from November 21, 2013)

Denied

- Z-7.** ZONING CASE # Z2014002 (District 2): An Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 3.578 acres out of Lots 12, 13, 14, 15 and 16, Block 1, NCB 13801 located on portions of the 5100 and 5200 Blocks of Randolph Boulevard. Staff and Zoning Commission recommend approval.

2013-12-05-0883

- Z-8.** ZONING CASE # Z2013209 (District 4): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.20 acres out of NCB 11167 located on a portion of 1655 West Villaret Boulevard and a portion of the 2800 Block of the Poteet Jourdanton Freeway. Staff and

2013-12-05-0884

Zoning Commission recommend approval.

- Z-9.** ZONING CASE # Z2013192 (District 5): An Ordinance amending the Zoning District Boundary "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lots 9, 10 and 11, Block 51, NCB 8004 located at 6103 South Zarzamora Street. Staff and Zoning Commission recommend approval.

2013-12-05-0885

- Z-10.** ZONING CASE # Z2013219 (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 IDZ AHOD" Residential Mixed Infill Development Zone Airport Hazard Overlay District on the east 50 feet of the west 250 feet of Lot 6 or Lot A-10, NCB A-16 located at 222 Clay Street. Staff recommends approval. Zoning Commission recommends denial. *Denied*

- Z-11.** ZONING CASE # Z2014001 (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Alcohol Distillation on 0.081 of an acre out of Lot 3, Block 1, NCB 2580 located at 111 East LaChappelle. Staff and Zoning Commission recommend approval.

2013-12-05-0886

- P-3.** MAJOR THOROUGHFARE PLAN AMENDMENT 13002: An Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by: (1) Realigning a proposed segment of the North/South Connector, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan; and (2) Realigning a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Grosenbacher Road and Highway 211, generally located in west Bexar County.

**PULLED**

- Z-12.** ZONING CASE #Z2014008 (District 7): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 11, Block 44, NCB 9604 located at 2459 Cincinnati Avenue. Staff and Zoning

2013-12-05-0887

Commission recommend approval.

- P-4.** PLAN AMENDMENT #13053 (District 8): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 6.75 acre tract of land located at 4949 Hamilton Wolfe from Regional Center to Mixed Use Center. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2014007) **2013 - 12 - 05 - 0888**
- Z-13.** ZONING CASE # Z2014007 (District 8): An Ordinance amending the Zoning District Boundary from "MF-33" Multi-Family District and "C-3R" General Commercial Restrictive Alcoholic Sales District to "MF-40" Multi-Family District allowing a fence up to eight (8) feet in height surrounding the subject property in accordance with Section 35-514 (d)(2)(D) of the Unified Development Code on Lot 10, Block 3, NCB 17171 located at 4949 Hamilton Wolfe. Staff and Zoning Commission recommend approval, pending the plan amendment. (Associated Plan Amendment Case # 13053) **2013 - 12 - 05 - 0889**
- P-5.** PLAN AMENDMENT #13054 (District 8): An Ordinance amending the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of a 12.203 acre tract of land located at 6970 and 7080 Oak Drive and 6975 Huermann Road from Suburban Tier to General Urban Tier. Staff and Planning Commission recommend approval. (Associated Zoning Case # Z2013218) **2013 - 12 - 03 - 0890**
- Z-14.** ZONING CASE # Z2013218 (District 8): An Ordinance amending the Zoning District Boundary from "R-20 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District, "R-20 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "R-6 GC-1 MSAO-1 MLOD-1" Residential Single-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "MF-25 GC-1 MSAO-1 MLOD-1" Low Density Multi-Family Hill Country Gateway Corridor Overlay Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District and "MF-25

MSAO-1 MLOD-1" Low Density Multi-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 12.203 acres out of NCB 35733 located at 6975 Heuermann Road, 6970 and 7080 Oak Drive. Staff recommends approval pending the plan amendment. Zoning Commission recommendation pending the December 3, 2013 public hearing. (Associated Plan Amendment Case # 13059)

2013 - 12 - 05 - 0891

**Z-15.**

ZONING CASE # Z2013172 ERZD (District 8): An Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "PUD R-5 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District on 25.8 acres out of Lots 9, 10, 11, 12, 13 and 14, NCB 18047 located on a portion of the 11600, 11700 and 11800 Blocks of South Hausman Road. Staff and Zoning Commission recommend approval.

2013 - 12 - 05 - 0892

**Z-16.**

ZONING CASE # Z2014012 (District 10): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 4, NCB 17467 located on a portion of the 10500 Block of Wayward Drive. Staff and Zoning Commission recommend approval.

2013 - 12 - 05 - 0893

**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.