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Agenda
City Council Meeting
Municipal Plaza Building
City Hall Complex
103 S. Main Ave
San Antonio, TX 78205
April 3, 2008

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2008 MAR 31 AM 8:56

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 a.m. After the meeting is convened, the City Council shall consider the following time certain 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
- 5:00PM:** Ceremonial Recognitions
- 6:00PM:** Citizens to be Heard
- 7:00PM:** Adjourn

At any time during the Regular City Council Meeting, the City Council may meet in executive session for consultation concerning attorney-client matters (real estate, litigation, contracts, personnel and security) under Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

The meeting is wheelchair accessible. The temporary accessible entrance is located at 114 W. Commerce St due to Main Plaza construction. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested forty-eight (48) hours prior to the meeting) by calling (210) 207-7245 V/TTY for assistance. Closed captioning is available on broadcasts of the Council meetings on 21-TVSA.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call 207-080.

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 Chaplain Ronald Adams, San Antonio Fire Department. Guest of Councilmember Delicia Herrera, District 6.
2. Pledge of Allegiance.
3. Approval of Minutes for the March 6, 2008 City Council meeting.

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

ACTION ITEMS FOR STAFF BRIEFING

4. Public Hearing and consideration of an Ordinance authorizing the reprogramming of \$2,857,292.69 in Community Development Block Grant (CDBG) funds and \$845,390.47 in HOME Investment Partnership Grant (HOME) funds available from FY 2005-2006 and FY 2006-2007 Council Districts 1, 3, 5, 6, 7, and City-Wide Project completions, Program Income funds and canceled projects to address existing project shortfalls and new projects; authorizing the close-out and cancellation of affected projects and the creation of appropriate projects and project budgets; authorizing the consolidation of the remnant funds from previous fund years for the Housing and Neighborhood Services Department's Owner-Occupied Housing Rehabilitation and Reconstruction into one fund not to exceed \$615,807.00 in CDBG funds and \$677,300.00 in HOME funds; revising the appropriate project budgets; establishing accounts; authorizing the execution and submission of contracts and other documents as necessary in connection therewith; and providing for payment. [T.C. Broadnax, Assistant City Manager; Andrew Cameron, Director, Grants Monitoring and Administration]

2008 - 04 - 03 - 0240

5. Public Hearing and consideration of an Ordinance terminating Tax Increment Reinvestment Zone Number Twenty, City of San Antonio, Texas (Rosillo Creek) and dissolving its board of directors and tax increment fund. [T.C. Broadnax, Assistant City Manager; David D. Garza, Director, Housing and Neighborhood Services]

2008 - 04 - 03 - 0241

CONSENT AGENDA

Purchase of Equipment, Supplies and Services

6. An Ordinance accepting the bids of various companies to provide the City with various types of commodities and services on an annual contract basis for FY 2007-2008 for a combined estimated cost of \$373,000.00, including: (A) bicycle path pavement markings; (B) herbicides; and (C) LED traffic signal lights. [Sharon De La Garza, Assistant City Manager; Janie Cantu, Director, Purchasing & Contract Services]

2008 - 04 - 03 - 0242

Capital Improvements

7. An Ordinance ratifying Change Order 21 in the amount of \$156,381.20 to the \$43,631,219.61 construction contract with Bartlett Cocke/ Walbridge, J.V. for asphalt removal and disposal in connection with Project 10 - Volume 7 - Garage Foundations, Structure and Systems at San Antonio International Airport for a revised contract value of \$43,787,600.81. [Penny Postoak Ferguson, Assistant City Manager; Mark Webb, Director, Aviation]

2008 - 04 - 03 - 0243

8. An Ordinance authorizing a \$312,274.97 amendment to the \$20,397,872.22 Professional Services Agreement with 3D/International for design services associated with the regrading of the apron, field inspections and inventories of the communication infrastructure at San Antonio International Airport. [Penny Postoak Ferguson, Assistant City Manager; Mark Webb, Director, Aviation]

2008 - 04 - 03 - 0244

9. An Ordinance approving Change Order No. CIMS-03 in the amount of \$87,976.83, of which \$70,381.46 will be reimbursed by Texas Department of Transportation, to the construction contract, as changed, with E-Z Bel Construction, LTD for additional work in connection with the Blanco/Clark/Hot Wells MPO Sidewalk Project, located in Districts 3 and 9. [Mike Frisbie, Director, Capital Improvements Management Services]

2008 - 04 - 03 - 0245

10. An Ordinance authorizing issuance of a \$415,094.48 job order to Con-Cor/APM JV and appropriating funds from 2008 Certificates of Obligation, in connection with the roof replacement of four police substations located at 13030 Jones Maltsberger, 7010 Culebra, 711 Mayfield and 5020 Prue, Districts 3, 6, 8, and 9. [Mike Frisbie, Director, Capital Improvements Management Services]

2008 - 04 - 03 - 0246

11. An Ordinance approving a total construction project amount of \$21,719,648.83, to include awarding a \$17,983,430.62 contract to Texas Sterling Construction Co., of which \$1,546,637.00 will be reimbursed by SAWS, \$1,266,509.00 by CPS, and \$2,741,484.00 by Bexar Metropolitan Water District (BexarMet) for street and drainage improvements; amending a professional services agreement with Lockwood, Andrews and Newnam, Inc. in the amount of \$198,090.00 to provide document preparation and construction phase services in connection with the Zarzamora Drainage Project #83A Phase I and Phase II Housing and Urban Development (HUD) 108 Loan Program and 2007 General Obligation (GO) Bond Program funded Project located in Council District 4; appropriating funds; and providing for payment. [Mike Frisbie, Director, Capital Improvements Management Services]

2008 - 04 - 03 - 0247

0247

12. An Ordinance authorizing the execution of a Developer Participation Contract in an amount not to exceed \$83,516.00, with Lackland Heights Joint Venture to oversize construction of a drainage facility and granting a temporary construction easement, in connection with the Medina Base Road Development Project, located in District 6. [Mike Frisbie, Director, Capital Improvements Management Services]

2008 - 04 - 03 - 02478

0248

13. An Ordinance authorizing an amendment to a professional engineering services agreement with HDR Engineering, Inc. in the amount of \$11,454.80 for additional construction phase

engineering services, and approving Change Order No. CIMS-01 in the net increased amount of \$143,536.12 to the construction contract with Jerdon Enterprises, in connection with the City-Wide Bicycle Project Groups II and III, located City Wide, and appropriating \$238,583.78, of which \$166,763.50 will be reimbursed by Texas Department of Transportation. [Majed Al-Ghafry, Director, Public Works]

2008-04-03-0249

14. An Ordinance approving a total of \$133,333.49, to include a \$109,559.15 payment under an existing Indefinite Delivery Contract with RAM Building Services LLC., for material testing in connection with the Sims Street: Charlotte Street to Westway Drive Housing and Urban Development (HUD) 108 Loan Program Project located in Council District 5; appropriating funds; and providing for payment. [Majed Al-Ghafry, Director, Public Works]

2008-04-03-0250

15. An Ordinance accepting the lowest responsive bid and awarding a construction contract in the amount of \$2,391,222.70 to RL Jones Co., Inc., for a total construction project amount of \$2,621,865.14, of which \$1,146,212.50 will be reimbursed by SAWS and \$171,285.00 will be reimbursed by CPS in connection with the Council District 6 Access and Mobility Package #1, an authorized Housing and Urban Development (HUD) 108 Loan Program funded project and appropriating funds; authorizing an amendment to the Professional Service Agreement with PBS&J, Inc. in the amount of \$62,218.00 for additional storm drainage design and project management professional services for a revised contract value of \$204,118.00. [Majed Al-Ghafry, Director, Public Works]

2008-04-03-0251

16. An Ordinance approving Change Order No. PW-02 in the amount of \$950,265.00 to the construction contract, as changed, with Knish Corporation for additional work, in connection with the FY 07 – FY 08 IMP Sidewalk Program Projects, located City-wide. [Majed Al-Ghafry, Director, Public Works]

2008-04-03-0252

Acquisition, Sale or Lease of Real Property

17. An Ordinance authorizing a lease agreement with Spirit Airlines at San Antonio International Airport for a term commencing on or about April 14, 2008 with estimated rentals of \$13,921.97 per month. [Penny Postoak Ferguson, Assistant City Manager; Mark Webb, Director, Aviation]

2008-04-03-0253

18. An Ordinance declaring a public necessity for the acquisition of Permanent and Temporary Construction Easement Interests, and related rights of ingress and egress for the expansion and operation of the City of San Antonio's Water and Wastewater Utility System, in certain privately owned real property located in southeast quadrant of Bexar County, Texas (The "Property") by negotiation and/or condemnation, if necessary, the Property to be acquired consists of Permanent and Temporary Construction Easements as described below:

LEGAL DESCRIPTION

1. 0.058 acre tract out of NCB 10577
2. 0.335 acre tract out of NCB 10677
3. 0.053 acre tract out of NCB 10626
4. 0.267 acre tract out of NCB 10578
5. 0.323 acre tract out of NCB 10578
6. 0.038 acre tract out of NCB 10578

- 7. 0.206 acre tract out of NCB 10571
- 8. 0.234 acre tract out of NCB 10747
- 9. 0.084 acre tract out of NCB 10583
- 10. 0.642 acre tract out of NCB 10583
- 11. 0.587 acre tract out of NCB 10748

for the public purpose of the expansion and operation of the water and wastewater system, including the construction, operation and maintenance of the sanitary sewer lines and related appurtenances commonly referred to as the Eastern Watershed Sewer Relief Line E-03 Project (collectively, the "Project"); Authorizing all appropriate action of the San Antonio Water System Board of Trustees in the institution and prosecution of condemnation proceedings to acquire any such needed Permanent and Temporary Construction Easements and related rights of ingress and egress that cannot be acquired through negotiation; ratifying and affirming all prior acts and proceedings done or initiated by attorneys, agents and employees of the San Antonio Water System Board of Trustees to acquire such Permanent and Temporary Construction Easement interests, and rights of ingress and egress. [Mike Frisbie, Director, Capital Improvements Management Services]

0254

2008-04-03-0254

- 19. An Ordinance authorizing the acquisition of easement interests through negotiation or condemnation of three (3) parcels of real property south of Highway 151, located in District 6, as further described below for the Westover Valley Drainage Project (Project); declaring this to be a Public Project; determining the Public Necessity for this acquisition of land; authorizing the City Attorney to file eminent domain proceedings, if necessary; and appropriating funds in the total amount of \$286,000.00 for the project: [Mike Frisbie, Director, Capital Improvements Management Services]

DESCRIPTION:

A 1.499 acre easement out of a 31.6223 acre tract described as being Lots 5, 6, 7, 8, 9, 10, 11, 12, and P-213, NCB 17639, San Antonio, Bexar County, Texas.

A 1.240 acre easement out of a 5.857 acre tract described as being lots 5, 6, 7, 8, 9, 10, 11, 12 and P-213, NCB 17639, San Antonio, Bexar County, Texas.

A 3.267 acre easement out of a 11.899 acre tract described as being lots 5, 6, 7, 8, 9, 10, 11, 12, and P-213, NCB 17639, San Antonio, Bexar County, Texas.

0255

2008-04-03-0255

- 20. An Ordinance declaring 214 Thelka Street, District 3, surplus to the City's needs and authorizing its sale to Yolanda Guerra Delgado in her capacity as Independent Executrix of the Estate of Alice Guerra, for a total price of \$2,800.00, the City's share being \$1,316.00 and the balance going to other taxing authorities. [Mike Frisbie, Director, Capital Improvements Management Services]

0256

2008-04-03-0256

- 21. An Ordinance authorizing the City's acquisition of three parcels of real estate from the University of Texas System in connection with the Medical Center Intersection Improvements Project, Phase IV, District 8. [Mike Frisbie, Director, Capital Improvements Management Services]

0257

2008-04-03-0257

- 22. An Ordinance authorizing the City to grant to Rogers Place, LLC a 16-foot wide permanent sanitary sewer easement and a 25-foot wide temporary construction easement to service the

future development of Culebra Pointe Subdivision, District 6, for a \$9,207.00 fee. [Mike Frisbie, Director, Capital Improvements Management Services]

0258

2008-04-03-0258

23. An Ordinance licensing Northeast Independent School District to install fiber cable over W. Rampart Street, between McCullough and Ahern Avenues, District 10, and imposing a \$5,000.00 license fee. [Mike Frisbie, Director, Capital Improvements Management Services]

0259

2008-04-03-0259

24. An Ordinance granting an easement for a new sewer line located within NCB 14945, District 10, as requested by Alamo Garden, Inc. for a \$7,500.00 fee. [Mike Frisbie, Director, Capital Improvements Management Services]

0260

2008-04-03-0260

25. An Ordinance approving the assignment of an El Mercado Lease Agreement from Mr. Raul Valdez d/b/a "Ybarra Imports" to Mr. Victor Dominguez, d/b/a "La Morenita Imports", for the use of approximately 410 square feet in El Mercado area number E-1. [Penny Postoak Ferguson, Assistant City Manager; Paula X. Stallcup, Director, Downtown Operations]

0261

2008-04-03-0261

Street Closures and Traffic Control Procedures

26. An Ordinance approving the temporary closure of certain streets in connection with the 2008 Fiesta San Antonio celebration; approving the locations, dates and times for the Fiesta carnival and official Fiesta events, and related requirements and conditions; and approving the Fiesta parade routes. [Penny Postoak Ferguson, Assistant City Manager; Paula X. Stallcup, Director, Downtown Operations]

0262

2008-04-03-0262

Grant Applications and Awards

27. An Ordinance approving a \$100,000.00 Grant Agreement with BioMed SA for promoting and assisting with the development of the targeted biotechnology and healthcare industry in San Antonio. [Pat DiGiovanni, Deputy City Manager; Robert Peche, Director, Economic Development]

0263

2008-04-03-0263

28. An Ordinance approving two contracts with GlaxoSmithKline Corporation, one for an amount up to \$126,480.00 for the Measles, Mumps, Rubella and Varicella study which will run until January 30, 2011, and one for up to \$48,169.00 for the Human Papillomavirus study which will run until December 31, 2010 to be conducted by the San Antonio Metropolitan Health District; and authorizing payments. [Frances A. Gonzalez, Assistant City Manager; Dr. Fernando A. Guerra, Director, Health]

0264

2008-04-03-0264

City Code Amendments

29. An Ordinance amending Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, by adopting procedures to define and specify locational criteria for payday loan agencies and check cashing facilities as requested by Councilmember McNeil, District 2. [Roderick Sanchez, Director, Development Services]

0265

2008-04-03-0265

30. An Ordinance amending Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, by amending height limitations and the minimum acreage requirements to zone and develop a Master Planned Community District (MPCD) as requested by Councilmember Cibrian, District 8. [Roderick Sanchez, Director, Development Services]

0266

2008-04-03-0266

31. An Ordinance amending Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, by adopting various provisions for clarification and administration; and providing for penalties and publication. [Roderick Sanchez, Director, Development Services]

0267

2008-04-03-0267

Miscellaneous

32. An Ordinance dissolving the South Fort Sam Houston Gateway Commercial District Advisory Board and creating a Fort Sam Houston Community Advisory Board to advise the City Council and the Military Transformation Task Force on changes that will transform Fort Sam Houston and the surrounding area, as requested by Councilwoman Sheila D. McNeil. [Leticia M. Vacek, City Clerk]

0268

2008-04-03-0268

33. An Ordinance reallocating \$39,646.00 in contract funds from the Girls and Boys Town of San Antonio; approving a \$7,646.00 contract amendment with Roy Maas Youth Alternatives, Inc. to support additional shelter nights and allocation of the \$32,000.00 balance to a contract with Goodwill Industries of San Antonio for summer youth employment opportunities; and approving contracts with Family Service Association of San Antonio, Inc., Goodwill Industries of San Antonio and JOVEN for \$83,600.00, \$123,400.00 and \$75,000.00, respectively, for summer youth employment opportunities. [Frances A. Gonzalez, Assistant City Manager; Dennis J. Campa, Director, Community Initiatives]

0269

2008-04-03-0269

34. An Ordinance authorizing Schedule H to the 2005 Master Equipment Lease/Purchase Agreement with Banc of America Public Capital Corp, in the amount of \$629,740.00 for the acquisition of 30 hybrid vehicles for the Public Health Department. [Pat DiGiovanni, Deputy City Manager; Ben Gorzell, Director, Finance]

0270

2008-04-03-0270

35. An Ordinance authorizing an amendment to the agreement for surplus electronic and computer equipment recycling and disposal services with Image Microsystems to increase the estimated expenditure by \$100,000.00, for a total estimated expenditure of \$125,000.00. [Richard Varn, Chief Information Officer; Hugh Miller, Director, Information Technology Services]

0271

2008-04-03-0271

36. An Ordinance approving a concession contract with JavaNOOK, LLC for the provision of coffee service at the Central Library for an annual concession fee of \$9,450.00. [Frances A. Gonzalez, Assistant City Manager; Ramiro S. Salazar, Director, Library]

0272

2008-04-03-0272

37. An Ordinance approving a Funding Agreement with the Young Men's Christian Association of Greater San Antonio (YMCA), for the expenditure of up to \$4,000,000.00 for the development of a northeast area recreational facility located in City Council District 2. [Frances A. Gonzalez, Assistant City Manager; Malcolm Matthews, Director, Parks and Recreation]

0273

2008-04-03-0273

Boards, Commissions and Committee Appointments

38. Consideration of Board, Commission and Committee appointments, for terms of office commencing immediately upon appointment: [Leticia M. Vacek, City Clerk]

A. Reappointing Theresa R. Leal (District 7) to the City of San Antonio, Texas Education Facilities Corporation for the remainder of an unexpired term of office to expire December 15, 2009.

B. Reappointing to the San Antonio Development Agency Board of Directors: Ralph (Troy) Elliott, Lori L. Hall, and Oscar Serrano, and appointing Carol Rodriguez for the remainder of unexpired terms of office to expire December 18, 2009; and appointing Ronald Anderson and Yonnie Blanchette for the remainder of unexpired terms of office to expire December 18, 2008.

C. Reappointing William R. Grinnan (Riverbend Lessee), Ray Halani (Business Owner/ Not a Lessee), and Joan M. Korte (Downtown Resident/ Not a Lessee), to the RiverWalk Capital Improvements Advisory Board for the remainder of unexpired terms of office to expire December 19, 2009.

39. City Manager's Report

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

The City Council will recess into an executive session to discuss the following:

A. Deliberate the appointment, employment, evaluation, and duties of public officers and discuss related legal issues pursuant to Texas Government Code Sections 551.074 (personnel matters) and 551.071 (attorney-client consultation).

B. Deliberate competitive matters regarding CPS Energy and discuss related legal issues pursuant to Texas Government Code Sections 551.086 (competitive matters) and 551.071 (consultation with attorney).

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. [Land Use Plan Amendments presented by T.C. Broadnax, Assistant City Manager / Interim Director, Planning and Community Development; and Zoning Cases presented by Roderick Sanchez, Director, Development Services]

JLLED

PLAN AMENDMENT (District 2): An Ordinance amending the land use plan in the IH 10 East Perimeter Plan, a component of the Master Plan of the City, by updating the land use

element in an area generally bounded by Gibbs Sprawl and the San Antonio ETJ to the north, Cibolo Creek to the east, the San Antonio ETJ and FM 1346 to the south, and Loop 410 to the west. Staff and Planning Commission recommend Approval.

P-2. **PLAN AMENDMENT # 08001 (District 2):** An Ordinance amending the land use plan in the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the use of a .61 acre tract of land located at 2403 East Commerce St. from Medium Density Residential to Neighborhood Commercial land use. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2007290 CD)

0274

2008-04-03-0274

Z-1. **ZONING CASE #Z2007290 CD (District 2):** An Ordinance changing the zoning district boundary from "I-1" EP-1 General Industrial Event Parking Overlay District and "C-2" EP-1 Commercial Event Parking Overlay District to "C-1" EP-1 (CD-Convenience Store with Gasoline and Carwash) Light Commercial Event Parking Overlay District with a Conditional Use for a Convenience Store with Gasoline and Carwash on Lots 14, 15, 16, and 17, Block 9, NCB 1436, 2403 East Commerce Street, 2405 East Commerce Street, 2411 East Commerce Street, and 2415 East Commerce Street as requested by Abdel-Hakim Taha, Applicant for SparHawk, Inc., Owner. Staff and Zoning Commission recommend Approval, pending plan amendment.

0275

2008-04-03-0275

Z-2. **ZONING CASE # Z2008076 (District 2):** An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "C-2" Commercial District on Lots 1A, 1B, 2A, 2B, 3A, 3B, 13A, 13B, 14A, 14B, 15A 15B, 16A, 16B, Block 4, NCB 6338 and the North 75 Feet of Lots 13A, 14A, 15A, and 16A and the North 75 Feet of Lots 13B, 14B, 15B and 16B, Block 3, NCB 6337, 316 and 410 North New Braunfels Avenue as requested by Pulman, Cappuccio & Pullen, LLP, Applicant for Texas EZ Pawn, L. P., Owner. Staff and Zoning Commission recommend approval.

0276

2008-04-03-0276

Z-3. **ZONING CASE # Z2008080 (District 2):** An Ordinance changing the zoning district boundary from From "I-1" General Industrial District to "C-3" General Commercial District on Lots 20 and 21, NCB 16095, 4815 and 4803 Rittiman Road as requested by Chandravan D. Bhakta, Applicant for Chandravan D. Bhakta, Owner. Staff and Zoning Commission recommend Approval.

0277

2008-04-03-0277

Z-4. **ZONING CASE # Z2008081 (District 2):** An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "C-3" General Commercial District on Lot 3, NCB 12174, 6210 Fairdale Drive as requested by Sok Sun Yang, Applicant for Sok Sun Yang, Owner. Staff and Zoning Commission recommend Approval.

0278

2008-04-03-0278

Z-5. **ZONING CASE # Z2008091 (District 2):** An Ordinance changing the zoning district boundary from "RM-4" Residential Mixed District to "O-1" Office District on Lot 4, NCB 753, 723 Jackson as requested by Miguel A. Gallegos, Applicant for Miguel A. Gallegos, Owner. Staff and Zoning Commission recommend Approval.

0279

2008-04-03-0279

Z-6. **ZONING CASE # Z2008094 S (District 2):** An Ordinance changing the zoning district boundary from "RM-4" Residential Mixed District to "R-4 S" Residential Single-Family District with a Specific Use Authorization for a Museum on Lots 1, 2, 3 and 4, Block 3, NCB

2796, 1602 Wyoming Street as requested by Bexar County Buffalo Soldier's Association, Applicant for Bexar County Buffalo Soldier's Association, Owner. Staff and Zoning Commission recommend Approval with conditions.

0280

2008-04-03-0280

Z-7. **ZONING CASE # Z2008096 CD (District 2):** An Ordinance changing the zoning district boundary from "RM-4 EP-1" Residential Mixed District, Facility Parking/Traffic Control Overlay District-1 to "RM-4 CD EP-1" (CD-Dwelling - Four Family) Residential Mixed, Facility Parking/Traffic Control Overlay District-1 with a Conditional Use for a Dwelling - Four Family on Lot 14, Block 31, NCB 1482, 340 Maryland Street as requested by Malcolm Thomas, J & N Land Development, LLC, Applicant for Malcolm Thomas, J & N Land Development, LLC, Owner. Staff recommends denial. Zoning Commission recommends Approval.

0281

2008-04-03-0281

Z-8. **ZONING CASE #Z2008095 (District 4):** An Ordinance changing the zoning district boundary from "RM-4" Residential Mixed District to "C-2" Commercial District on Lots 30 and 31, Block 6, NCB 11192, 601 Palo Alto Road as requested Ricardo Ramos, Applicant for Ricardo Ramos, Owner. Staff and Zoning Commission recommend Approval.

0282

2008-04-03-0282

Z-9. **ZONING CASE # Z2008089 CD (District 5):** An Ordinance changing the zoning district boundary from "IDZ" Infill Development Zone with uses permitted in "R-4" Single-Family Residential District and "NC" Neighborhood Commercial District to "IDZ" Infill Development Zone with uses permitted in "C-2" (CD-Theater-Outdoor including Drive-In and Amphitheaters) Commercial District with a Conditional Use for a Theater-Outdoor including Drive-In and Amphitheaters on Lot A4, NCB 2569, 132 East Cevallos as requested by Rick and Angela Martinez, Applicant for Patrick S. Shearer, Owner. Staff recommends Denial. Zoning Commission recommends Approval.

CONTD 4/17/08

Z-10. **ZONING CASE # Z2008093 CD (District 5):** An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "C-1 CD" (CD-Tattoo Parlor/Studio) Light Commercial District with a Conditional Use for a Tattoo Parlor/Studio on Lot 1, NCB 6860, 923 Probandt as requested by Matthew P. Weaver, Applicant for Matthew P. Weaver, Owner. Staff and Zoning Commission recommend Approval.

0283

2008-04-03-0283

Z-11. **ZONING CASE # Z2008070 CD ERZD (District 8):** An Ordinance changing the zoning district boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "R-6 ERZD" (CD- Professional Offices) Residential Single-Family Edwards Recharge Zone District with a Conditional Use for Professional Offices on Lot 4 and Lot 5, Block 20, NCB 14730, 12422 Petite Lane as requested by Cedar Joiner, Applicant for Kirk K. Colyer, Owner. Staff and Zoning Commission recommend Approval with conditions.

0284

2008-04-03-0284

Z-12. **ZONING CASE # Z2008047 S ERZD (District 9):** An Ordinance changing the zoning district boundary from "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District to "O-1 S ERZD" Office Edwards Recharge Zone District with a Specific Use Authorization for an Office Building that exceeds 10,000 square feet, on Lot 1, Block 3, NCB 19214, 601 West Sonterra Boulevard as requested by Brown, P.C., Applicant for 601 Sonterra, LP, Owner. Staff and Zoning Commission recommend Approval.

0285

2008-04-03-0285

Z-13. **ZONING CASE # Z2008079 CD (District 1):** An Ordinance changing the zoning district boundary from "R-6" S Residential Single-Family District with a Specific Use Authorization for a Daycare to "R-6" (CD-Professional Office) Residential Single-Family District with a Conditional Use for a Professional Office on Lot 29, Block 12, NCB 9215, 866 Lee Hall as requested by Jesus Chavira, Applicant for Jesus Chavira C/S Maria H Oviedo, Owner. Staff and Zoning Commission recommend Approval.

0286. 2008-04-03-0286 (TF)

5:00 P.M. (may be heard after this time) – Ceremonial Recognitions

6:00 P.M. (may be heard after this time) – Citizens to be Heard

ADJOURN

7:00 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.*