



**Agenda
City Council Meeting
Municipal Plaza Building
City Hall Complex
103 S. Main Ave
San Antonio, Texas 78205
June 1, 2006**

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
- 4:00PM:** Neighborhood Plan and Zone Amendments
- 5:00PM:** Ceremonial Recognitions
- 6:00 PM:** 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.

**If the Council has not yet adjourned by 7:00 p.m., 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.*

DISABILITY ACCESS STATEMENT

This meeting is wheelchair accessible. The accessible entrance is located at 103 S. Main Ave. 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.

Questions regarding this agenda notice should be directed to the City Agenda Coordinator at 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 Phil Henning, Pastor, Divine Providence Catholic Church, Guest of Councilmember Richard Perez, District 4, and Pledge of Allegiance.
2. Approval of Minutes for the May 11, 2006 and May 18, 2006 City Council Meetings.

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

3. Consideration of the following At-Large Board Appointments/Reappointments: [Presented by Leticia M. Vacek, City Clerk]

A. Board of Adjustment for the remainder of unexpired terms of office to expire April 30, 2007.

Approval
Alternate Members (4 slots)

Michael Dean (seeking reappointment)

Marian Moffat

Maria Cruz

B. Convention and Visitor's Commission for terms of office to expire May 31, 2007 and providing for the waiver of the Council Worksession interview requirements of Chapter 2, Article IX, Section 2-528(e) and (f) of the City Code for certain appointees:

Approval
Theme Park Representative (1 slot)

Martin Bozer (seeking reappointment)

S.A. Tourism Council Representative (1 slot)

Don McDaniel

General Community – Northwest Sector (1 slot)

C.J. Hager

General Community – Southwest Sector (1 slot)

Yvonne Perez

Johnny Hernandez

General Community – Northeast Sector (1 slot)

Aaron Seaman

Caryn Hasslocher

Arts/Cultural Community (1 slot)

Frank Villani

Chayo Zaldivar

General Community - Southeast Sector (1 slot)

George Kauss

Terri Teonnies

Hotel/Motel Association (3 slots):

Bart Huffman (seeking reappointment)

Michael Tease (seeking reappointment)

Rick Drury

Siegfried Richter

Ron Stinson

4. Public hearing and consideration of the following Ordinances: [Presented by Dennis J. Campa, Director, Community Initiatives; Frances A. Gonzalez, Assistant City Manager; Andrew Cameron, Director, Housing and Community Development; Jelynn LeBlanc Burley, Deputy City Manager]

A. An Ordinance adopting the 32nd Year Community Development Block Grant (CDBG) in the amount of \$14,846,217.00 as contained in the FY 2006-2007 Consolidated Plan Annual Budget; authorizing the 32nd Fiscal Year CDBG Program; designating the 32nd Year CDBG Program Funds; appropriating 32nd Year program funds in the amount of \$14,846,217.00; allocating program funds to projects; establishing a revolving loan account for the Neighborhood Action Department; and authorizing the submission of the CDBG grant to the U.S. Department of Housing and Urban Development (HUD) for FY 2006-2007 Consolidated Plan Annual Budget, Certification and other information as required to HUD.

B. An Ordinance adopting the 15th Year HOME Partnership Entitlement Grant (HOME) in the amount of \$6,611,797.00, \$112,715.00 in American Dream Downpayment Initiative (ADDI) as contained in the FY 2006-2007 Consolidated Plan Annual Budget; authorizing the FY 2006-2007 HOME Program; designating the 15th Year HOME Program Funds and ADDI in the amount of \$6,724,512.00; allocating program funds to projects; establishing a revolving loan account for Neighborhood Housing Services (NHS), the Neighborhood Action Department, and UU Housing Assistance Corporation (UUHAC); and authorizing the submission of the HOME grant to HUD for FY 2006-2007 Consolidated Plan Annual Budget, Certification and other information as required to HUD. 2006-06-01-0628

C. An Ordinance authorizing the establishment of a HOME Grant revolving loan account for San Antonio Alternative Housing Corporation (SAAHC); and authorizing the execution of all related contracts and documents. 2006-06-01-0630

D. An Ordinance adopting the FY 2006-2007 Emergency Shelter Grant (ESG) in the amount of \$634,008.00 as contained in the FY 2006-2007 Consolidated Plan Annual Budget; authorizing the FY 2006-2007 ESG Program; designating the FY 2006-2007 ESG Program Funds; appropriating the FY 2006-2007 ESG Program Funds in the amount of \$634,008.00 [Entitlement] and \$634,008.00 from In-Kind Match; allocating program funds to projects; authorizing the reprogramming of ESG funds in the amount of \$17,495.33; authorizing the submission of the ESG grant to HUD for FY 2006-2007 Consolidated Plan Annual Budget, Certification and other information as required to HUD. 2006-06-01-0631

E. An Ordinance adopting the FY 2006-2007 Housing Opportunities for Persons with AIDS Entitlement Grant (HOPWA) in the amount of \$971,000.00 as contained in the FY 2006-2007 Consolidated Plan Annual Budget; authorizing the FY 2006-2007 HOPWA Program; designating the FY 2006-2007 HOPWA Program Funds; appropriating the FY 2006-2007 HOPWA Program Funds in the amount of \$971,000.00; allocating program funds to projects; authorizing the reprogramming of HOPWA funds in the amount of \$17,762.36; and authorizing the submission of the HOPWA grant to HUD for FY 2006-2007 Consolidated Plan Annual Budget, Certification and other information as required to HUD.

2006-06-01-0632

5. Public hearing and consideration of an Ordinance designating the Hunters Pond development project area located in District 3, outside Southwest Loop 410 and west of Zarzamora Road, as a Tax Increment Reinvestment Zone ("TIRZ"); granting certain exceptions to the City's adopted Tax Increment Financing (TIF) Guidelines for phase 2 only; describing the boundaries of the TIRZ; creating a board of directors for the TIRZ; providing for an effective date and a termination date for the TIRZ; naming the TIRZ "Reinvestment Zone Number Twenty-Five, City of San Antonio, Texas"; establishing a tax increment fund; and containing other statutorily required provisions for the designation of a zone. [Presented by David D. Garza, Director, Neighborhood Action; Jelynne LeBlanc Burley, Deputy City Manager] 2006-06-01-0633

6. Consideration of an appeal of the Board of Adjustment's decision to not grant a ten foot minimum setback variance to an on-premise sign permit at 5310 Rigsby. [Presented by Florencio Peña, Director, Development Services; Jelynne LeBlanc Burley, Deputy City Manager]

Council upheld decision of Board of Adjustment

CONSENT AGENDA

Capital Improvement Items

7. An Ordinance approving a total of \$48,027.26, to include a \$19,800.00 payment under an existing "as needed" architectural services contract with Debra J. Dockery, Architect, P.C., for design and construction documents and inspection of the in-house construction of the \$267,818.00 Lincoln Community Center Roof Replacement Project located in District 2; and appropriating funds from HUD 108 Loan Program funds. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager] 2006-06-01-0634

8. An Ordinance authorizing the execution of an agreement with the Texas Department of Transportation to reimburse the City in an amount not to exceed \$466,845.00 for the cost of furnishing and installing traffic signal equipment at various locations on Interstate Highways 10, 35, 37 and 410 frontage roads. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Deputy City Manager] 2006-06-01-0635

9. An Ordinance authorizing an amendment to an agreement with the Texas Department of Transportation to increase the reimbursement amount payable to the City from \$69,800.00 to \$114,600.00 for the purchase of materials and installation of traffic signal equipment at the intersections of Loop 1604 Frontage Roads at Redland Road and Loop 1604 Frontage Roads Huebner Road in Districts 9 and 10. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Deputy City Manager] 2006-06-01-0636

10. An Ordinance approving a total of \$3,558,602.31, to include awarding a \$2,955,482.00 construction contract with MAC, Inc., to restore the natural channel contour of Beitel Creek in District 2, in connection with the Beitel Creek Environmental Restoration Project; and appropriating funds from 2003 Storm Water Revenue Bond funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Deputy City Manager] 2006-06-01-0652

11. An Ordinance approving a total of \$8,282,327.97, to include awarding a \$7,308,320.40 construction contract with Shannon-Monk, Inc. for the construction of a Regional Storm Water Facility (detention pond) and underground storm drain, in connection with the Laddie Place Regional Storm Water Facility - Phase I Project in District 1; and appropriating funds from 2003 Storm Water Revenue Bond funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Deputy City Manager] 2006-06-01-0653

12. An Ordinance approving a total of \$696,226.40, to include awarding a \$670,000.00 construction contract with 3TI, Inc. for library upgrades and repairs and approving a Change Order in a deductive amount of \$64,311.00 due to value engineering modifications, for the Johnston Branch Library, McCreless Branch Library, and Westfall Branch Library located in Districts 4, 3, and 1 respectively, in connection with the Library Improvements Phase II Project; and appropriating funds from General Obligations of the City and HUD 108 Loan Program funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

2006-06-01-0632

13. An Ordinance approving a total of \$1,264,600.00, to include awarding a \$1,180,000.00 contract with F.A. Nunnally Company for the construction of fourteen Club level multi-use suites, including two existing storage rooms, at the Alamodome in District 2, in connection with the Alamodome Interior Improvements Project, and appropriating funds from 2005 Certificate of Obligation funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

2006-06-01-0654

14. An Ordinance approving a total of \$1,774,306.10, to include awarding a \$1,517,819.10 contract with E-Z Bel Construction, Ltd., of which \$159,306.10 will be funded by San Antonio Water System, for reconstruction of an underground drainage system and improvement of an existing channel outfall from Ashby Place to Woodlawn Avenue along Union Pacific Railroad right of way, in connection with the San Pedro/Huisache Area Drainage Phase 1 Project in District 1; and appropriating funds from 2003 General Obligation Drainage Improvement Bond and CDBG funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

2006-06-01-0638

15. An Ordinance authorizing a total of \$36,217.50, to include a \$32,925.00 amendment to a \$236,262.00 professional engineering services agreement, as amended, with Poznecki - Camarillo, Inc. for additional design enhancements to include intersection brick pavers, trash can holders, and tree grates in connection with the Commerce Street - Railroad to S. Palmetto Project, a 2003 Bond Proposition 1 Street Project located in District 2; and appropriating funds from 2003-2007 General Obligation Street Improvement Bond funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

2006-06-01-0639

Items Concerning the Purchase, Sale or Lease of Real Property

16. An Ordinance accepting a permanent drainage easement dedication from Thomas E. Joseph and Sandra K. Joseph, consisting of a 0.033 acre tract of land out of Lot 16, Block B, located in New City Block 16041, within the Alamo Farmsteads Subdivision, District 7. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

2006-06-01-0640

17. An Ordinance declaring surplus and authorizing the sale to the Texas Department of Transportation of an approximately 3,777 square foot sliver of park land near the intersection of Quill Drive and Bandera Road, District 7, NCB 8356, as part of the expansion of Spur 421 (Culebra and Bandera Roads), for \$20,610.00. [Presented by Shawn Eddy, Interim Director, Asset Management; Erik J. Walsh, Assistant City Manager]

2006-06-01-0655

18. An Ordinance declaring 1536 Santiago Street in District 5 as surplus and authorizing its sale to Robert Montalvo, for a total price of \$1,200.00, the City's share being \$564.00 and the balance going to other taxing authorities. [Presented by Shawn Eddy, Interim Director, Asset Management; Erik J. Walsh, Assistant City Manager] 2006-06-01-0641

19. Consideration of the following HEI San Antonio Hotel, LP related items:

A. An Ordinance approving the assignment of the rights and obligations of a Tax Phase-In Agreement from MSPA Acquisition II, L.P. to HEI San Antonio Hotel L.P. [Presented by Ramiro Cavazos, Director, Economic Development; Jelynn LeBlanc Burley, Deputy City Manager] 2006-06-01-0642

B. An Ordinance authorizing a license to HEI San Antonio Hotel, LP for continued use of two pedestrian tunnels, one under Soledad Street between the Crowne Plaza Hotel, 111 East Pecan, and the Broadway National Bank, 425 Soledad, and the other under Martin Street between the bank and its parking garage, in NCBs 139 and 140, in District 1, for a 10 year term for a \$30,671.00 fee, the transaction contingent on the closing of the sale of the Crowne Plaza Hotel. [Presented by Shawn Eddy, Interim Director, Asset Management; Erik J. Walsh, Assistant City Manager] 2006-06-01-0643

20. An Ordinance authorizing the execution of a Lease Agreement with Francisco A. Asencio, dba ACES & GSE, for 1,920 square feet of cargo space located in the Air Cargo Building West, Bay 13, at the San Antonio International Airport for a term of twenty nine months, for an annual rental of \$14,764.80. [Presented by Mark Webb, Interim Director, Aviation; Roland A. Lozano, Assistant to the City Manager] 2006-06-01-0644

21. An Ordinance approving the Assignment of an eight year El Mercado Lease Agreement from Mr. Julio R. Ortiz, dba "Ortiz Pizano Imports", to Mr. Paulino R. Velasquez Jr. and Ms. Magali M. Garcia, dba "Mi Pueblito Arts and Crafts", for the use of approximately 498 square feet in Stall N-3, El Mercado, in Market Square, in District 1; and amending the Lease Agreement to reflect current lease provisions. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager] 2006-06-01-0645

22. An Ordinance authorizing the acceptance of a donation from the San Antonio Parks Foundation and HollyHills Investments, LP of a 143.254 acre tract of land located along the eastern border of Medina River and west of Applewhite Road in District 4. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager] 2006-06-01-0625

Miscellaneous Items

23. An Ordinance renaming the San Fernando Gym, located at 319 W. Travis in District 1, as the "Jesse James Leija Gym". [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager] 2006-06-01-0626

24. An Ordinance naming two baseball fields and a community center in Rosedale Park, located at 303 Dartmouth in District 5, as "Baldemar Torres/Manuel V. Betancourt Baseball Field #1," "Jesse Vallejo/Johnny Zepeda Baseball Field #4," and "Prospect Hills Yellow Jackets Sports Complex of San Antonio". [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager] 2006-06-01-0627

25. An Ordinance authorizing a \$30,000.00 agreement to employ the U. S. Geological Survey to conduct environmental surveys required by the Endangered Species Act at the Woodland Hills Nature Preserve, located in District 8, from Proposition 3 Edwards Aquifer Recharge Zone Conservation and Protection Program Funds. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager]

2006-06-01-0646

26. An Ordinance authorizing the suspension, through September 30, 2006, of the provisions of Chapter 34 of the City Code relating to the imposition of a critical period surcharge by the San Antonio Water System during times of Edwards Aquifer drought restrictions. [Presented by Ben Gorzell, Acting Director, Finance; Sheryl Sculley, City Manager]

2006-06-01-0658

27. A Resolution approving the update of certain offering documents relating to obligations designated as City of San Antonio, Texas Electric and Gas Systems Commercial Paper Notes, Series A, City of San Antonio, Texas Electric and Gas Systems Junior Lien Revenue Bonds, Series 2003, and City of San Antonio, Texas Electric and Gas Systems Junior Lien Revenue Bonds, Series 2004; and enacting other provisions incident and related to the subject and purpose of this Resolution. [Presented by Ben Gorzell, Acting Director, Finance; Sheryl Sculley, City Manager]

2006-06-01-0647

28. An Ordinance approving submittal of grant applications and acceptance of FY 2007 Regional Solid Waste Pass-Through Grant funds, totaling approximately \$380,000.00 or more as available from the Texas Commission on Environmental Quality; and upon award authorizing execution of grant contracts with the Alamo Area Council of Governments, to support environmental programs for recycling, solid waste stream reduction, and municipal enforcement. [Presented by Daniel Cardenas, Director, Environmental Services; Frances Gonzalez, Assistant City Manager]

2006-06-01-0648

29. An Ordinance authorizing the submission of a grant application for, and acceptance of funds upon award, a \$3,000,000.00 U.S. Department of Housing and Urban Development Lead-Based Paint Hazard Reduction Control Program grant to continue the City's Lead-Based Paint Hazard Reduction Control Program for a three year period. [Presented by David D. Garza, Director, Neighborhood Action; Jelynn LeBlanc Burley, Deputy City Manager]

2006-06-01-0649

30. An Ordinance authorizing the acceptance of \$750,000.00 from Bexar County in support of the Bob Ross Senior Multi-Service Health and Resource Center renovation; and authorizing the execution of a twenty five year Funding and Joint Use Agreement between the City of San Antonio and Bexar County in connection with the renovation. [Presented by Dennis J. Campa, Director, Community Initiatives; Frances A. Gonzalez, Assistant City Manager]

2006-06-01-0656

31. Consideration of the following Ordinances: [Presented by Ramiro Cavazos, Director, Economic Development; Jelynn LeBlanc Burley, Deputy City Manager]

A. An Ordinance adopting the existing Tax Phase-In Guidelines pending future revisions by City Council and authorizing the City Manager to enter into Tax Phase-In Agreements with Kautex, Inc. for a term of 10 years and a 100% abatement of ad valorem taxes and Metakote Corporation for a term of 10 years and an 80% abatement of ad valorem taxes.

2006-06-01-0650

B. An Ordinance authorizing an amendment to the Tax Phase-In Agreement with Millennium Steel of Texas, L.P. increasing the minimum per hour wage required to be paid by the company to \$11.03 and increasing the percentage amount of abated ad valorem taxes from 80% to 100%.

2006-06-01-0651

32. An Ordinance authorizing the reprogramming of General Fund allocations of \$8,685.80 in prior years District 8 One-Time Project Funds, to be used in connection with City costs associated with the Finance San Antonio Ad Hoc Committee, as requested by Councilman Art Hall, District 8. [Presented by Ramiro Cavazos, Director, Economic Development; Jelynn LeBlanc Burley, Deputy City Manager] **2006-06-01-0652**

Board, Commissions and Committee Appointments

33. Consideration of At-Large Board Appointments: [Presented by Leticia M. Vacek, City Clerk]

- A. South Fort Sam Houston Development Advisory Board for terms of office to expire May 31, 2007.

Approved
City Wide Community Leader (2 slots)
Florence Alcoser (seeking reappointment)
Linda Jackson

PULLED
Government Hill Alliance (2 slots)
Lloyd Hawkins (seeking reappointment)
Rose Hill

Approved
Business Representative (1 slot)
John Busarello

- B. Air Transportation Advisory Commission for terms of office to expire May 31, 2007.

Approved
Business Representative (1 slot)
Jack Lane (seeking reappointment)
Travel/Tourism Industry Representative (2 slots)
Marco Barros (seeking reappointment)
Siegfried Richter (seeking reappointment)

Community Representative (3 slots)
Alfred Sturchio (seeking reappointment)
Sam Steves
Kelley Simmons

- C. Watershed Improvement Advisory Committee for the remainder of unexpired terms of office to expire April 1, 2007.

Approved
Charlie Conner (seeking reappointment)
Robert Hahn
Leon Thomas

34. Consideration of District Board Appointments: [Presented by Leticia M. Vacek, City Clerk]

- Approved*
A. Reappointment of Ruby Perez (District 6) to the Arts and Cultural Advisory Committee for a term of office to expire May 31, 2007.

- B. Reappointment of Jonathan De Jesus (District 8) to the San Antonio Youth Commission for a term of office to expire May 31, 2007.

- C. Reappointment of Doug McMurry (District 9) to the Parks and Recreation Board for a term of office to expire May 31, 2007.

D. Appointment of Kathleen McGowan (District 6) (Category: Animal Shelter Operator) and Dr. Laura McKieran (District 1) (Category: Animal Welfare Organization) to the Animal Care Services Advisory Board for terms of office to expire June 1, 2008.

E. Appointment of Gerald Yarbrough (District 4) to the Board of Adjustment for an unexpired term of office to expire April 30, 2007

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. Discuss legal issues related to *Honeywell International, Inc. v. The Clark Construction Group, Inc. d/b/a Clark Contractors, Inc., JT Construction Co., Inc. and Clark/J.T. Construction, a Joint Venture and City of San Antonio, Third-Party Defendant*, Cause No. SA-06-CV-0125-XR, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

B. Discuss legal issues related to the Employee Management Committee, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

4:00 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 items presented by Emil R. Moncivais, Director, Planning; Zoning items presented by Florencio Peña, Director, Development Services; Jelyne LeBlanc Burley, Deputy City Manager]

P-1. PLAN AMENDMENT CASE #06004 (District 9): Public hearing and consideration of an ordinance amending the Land Use Plan contained in the Mahncke Park Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 2.45 acres located at 4210 Broadway Avenue, 135 Groveland Place and 151 Groveland Place, from Neighborhood Commercial land use to Compact Multi-family Residential land use. Staff and Planning Commission recommend Approval.

2006-06-01-0659

Z-1. ZONING CASE #Z2006074 (District 9): An Ordinance changing the zoning district boundary from "C-2" RIO-1 Commercial River Improvement Overlay District-1 and "R-4" RIO-1 Residential Single-Family River Improvement Overlay District-1 on the West 233.40 Feet of Tract L, NCB 6015, "C-2" Commercial District on Lot 27, Block A, NCB 6015, and "R-4" Residential Single-Family District on Lots 3 through 12, NCB 6096 to "MF-50" Multi-Family District on the East 168.31 Feet of the West 233.40 Feet of Tract L, NCB 6015 and on Lot 27, Block A, NCB 6015 and "MF-50" RIO-1 Multi-Family River Improvement Overlay District-1 on the West 65.09 Feet of the West 233.40 Feet of Tract L, NCB 6015 and on Lots 3 through 12, NCB 6096, 4210 Broadway, 135 Groveland and 151 Groveland as requested by Kaufman and Associates, Inc., Applicant, for Koontz/McCombs 1, Ltd., Owner(s). Staff and Zoning Commission recommend Approval contingent on plan amendment.

2006-06-01-0660

Z-2. ZONING CASE #Z2006086 (District 1): An Ordinance changing the zoning district boundary from "R-4" Residential Single-Family District and "MF-33" Multi-Family District to "MF-40" Multi-Family District on 6.592 acres out of NCB 11688, 1600 Block of Jackson-Keller Road as requested by Stephen Raub, Applicant, for Endure Commercial Capital, Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-01-0661

Z-3. ZONING CASE #Z2006106 CD (District 1): An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "C-2" (CD-Tamale Preparation-Wholesale) Commercial District with a Conditional Use for Tamale Preparation-Wholesale on Lot 39, NCB 11688, 5112 through 5124 West Avenue as requested by Robert N. Hamilton, Applicant, for Michael Znilek, Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-01-0662

cont
6/15/06

Z-4. ZONING CASE #Z2006077 (District 2): An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "IDZ" Infill Development Zone with uses permitted in the "C-2" Commercial District on Lot 1, Block 1, NCB 1360, 734 North New Braunfels Avenue as requested by Joaquin Arch, Applicant, for Howard Wong, Owner(s). Staff and Zoning Commission recommend Approval.

Z-5. ZONING CASE #Z2006081 S (District 2): An Ordinance changing the zoning district boundary from "C-2" Commercial District and "I-1" General Industrial District to "C-3" S General Commercial District with a Specific Use Permit for a Transitional Home on Lot 8, NCB 14525, 4703 Goldfield Drive as requested by Goldfield Property Investments, Ltd., Applicant, for Goldfield Property Investments, Ltd., Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-01-0664

Z-6. ZONING CASE #Z2006063 CD S (District 3): An Ordinance changing the zoning district boundary from (H) "C-2 RIO-6" Historic Commercial River Improvement Overlay District and (H) "R-6 RIO-6" Historic Residential Single-Family River Improvement Overlay District-6 to (H) "C-2 RIO-6" (CD-Gasoline Station with Auto Repair) Historic Commercial River Improvement Overlay District with a Conditional Use for a Gasoline Station with Auto Repair on 1.068 acres out of NCB 11168, (H) "C-2 RIO-6" Historic Commercial River Improvement Overlay District on 4.5 acres out of NCB 11173, and (H) "C-2 RIO-6 S" Historic Commercial River Improvement Overlay District with a Specific Use Permit for a Hotel on 1.6 acres out of NCB 11173, 2425 East Chaveneaux and 9650 Espada Road as requested by Brown, P. C., Applicant, for Presto Tierra, LLC, Owner(s). Staff and Zoning Commission recommend Approval with conditions.

2006-06-01-0665

Postponed

Z-7. ZONING CASE #Z2006066 CD (District 3): An Ordinance changing the zoning district boundary from "R-4" Residential Single-Family District to "RM-4" (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 24 units per acre on Lot 9, Lot 10, Lot 11 and Lot 12, Block E, NCB 11029, 2400 Block of Betty Jean Street as requested by Eduardo Cadena, Applicant, for Joe A. Pastrano and Rebecca Pastrano, Owner(s). Staff recommends Approval of "RM-4" (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 12 units per acre. Zoning Commission recommends Approval of "RM-4" (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 24 units per acre.

Z-8. ZONING CASE #Z2006102 (District 3): An Ordinance changing the zoning district boundary from "C-3 NA" Commercial Nonalcoholic Sales District to "C-2" Commercial District on Lot 149, Block 16, NCB 11115, 356 Moursund Boulevard as requested by Pete Ortiz, Jr., Applicant, for Pete Ortiz, Jr., Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-01-0666

Z-9. ZONING CASE #Z2006105 (District 3): An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "C-3" General Commercial District on Lot 3, NCB 13902, 210 SW Military Drive as requested by Brian C. Hamilton, Pipkin, Oliver & Bradley, LLP, Applicant, for Simon Lidsky, Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-01-0667

Z-10. ZONING CASE #Z2006108 (District 3): An Ordinance changing the zoning district boundary from "I-1" HS General Industrial Historic Significance District to "C-2" HS Commercial Historic Significance District on Lot 45, NCB 9483, 2914 Pleasanton Road as requested by Dr. Lourdes Pizana, Applicant, for Capistrano Enterprises, Inc., Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-01-0668

Z-11. ZONING CASE #Z2006085 CD (District 5): An Ordinance changing the zoning district boundary from "R-4" Residential Single-Family District to "C-1" (CD-Electrical Auto Repair) Commercial District with a Conditional Use for Electrical Auto Repair on Lots 7A, 7B, 8A and 8B, NCB 2432, 616 and 620 Elvira Street as requested by Luis Antonio Rodriguez, Applicant, for Luis Antonio Rodriguez, Owner(s). Staff and Zoning Commission recommend Approval with conditions.

2006-06-01-0669

Z-12. ZONING CASE #Z2006088 (District 5): An Ordinance changing the zoning district boundary from "I-2" General Industrial District to "IDZ" Infill Development Zone District with uses permitted in "R-4" Residential Single-Family District and "C-1" Commercial District on Lot 1, Block 3, NCB 3160, 1615 South Brazos Street as requested by City of San Antonio, Applicant, for Maria Garcia, Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-01-0670

Z-13. ZONING CASE #Z2006107 (District 5): An Ordinance changing the zoning district boundary from "I-1" General Industrial District and "C-2" Commercial District to "C-3" General Commercial District on Lots 2, 3, 4, 5, 6, and 9, Block 2, NCB 2311, 108 South San Jacinto as requested by First National Bank, Applicant, for First National Bank, Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-01-0671

Z-14. ZONING CASE #Z2006042 (District 6): An Ordinance changing the zoning district boundary from "C-3" General Commercial District and "ED" Entertainment District to PUD "MF-33" Planned Unit Development Multi-Family District on 14.85 acres out of NCB 17673, 9800 Block of Rogers Road as requested by Charles Martin Wender, Applicant, for Westover Hills Development Partners, L. P., Owner(s). Staff and Zoning Commission recommend Approval.

2006-06-01-0672

*Cont.
6/15/06*
Z-15. ZONING CASE #Z2006104 CD (District 7): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "R-6" (CD-Two Dwellings Per Lot) Residential Single-Family District with a Conditional Use for Two Dwellings Per Lot on 1.51 acres out of NCB 17971, 6739 John Marshall as requested by Trinity Construction and Developments, Applicant, for Paul D. Tausch, Owner(s). Staff and Zoning Commission recommend Approval.

*Cont.
1 week*
Z-16. ZONING CASE #Z2006026 (District 8): An Ordinance changing the zoning district boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District, "O-2" Office District, "O-2 ERZD" Office Edwards Recharge Zone District, "O-2" GC-1 Office District Gateway Corridor Overlay District-1, "O-2 ERZD" GC-1 Office Edwards Recharge Zone District Gateway Corridor Overlay District-1, "C-2" Commercial District, "C-2 ERZD" Commercial Edwards Recharge Zone District, "C-2" GC-1 Commercial District Gateway Corridor Overlay District-1, "C-2 ERZD" GC-1 Commercial Edwards Recharge Zone District Gateway Corridor Overlay District-1 to "MPCD" Master Planned Community District, "MPCD ERZD" Master Planned Community Edwards Recharge Zone District, "MPCD" GC-1 Master Planned Community Gateway Corridor Overlay District-1 and "MPCD ERZD" GC-1 Master Planned Community Edwards Recharge Zone Gateway Corridor Overlay District-1 on 119.204 acres out of NCB 34762 and 1.925 acres out of NCB 14859, 17855 IH 10 West as requested by Brown, P. C., Applicant, for West World Holding, Inc., Owner(s). Staff and Zoning Commission recommend Approval.

Z-17. ZONING CASE #Z2006061 (District 8): An Ordinance changing the zoning district boundary from "I-1 ERZD" General Industrial Edwards Recharge Zone District, "I-1" General Industrial District, "MF-33" Multi-Family District and "MF-33 ERZD" Multi-Family Edwards Recharge Zone District to "MF-50 ERZD" Multi-Family Edwards Recharge Zone District and "MF-50" Multi-Family District on 35 acres out NCB 15825, 14200 Block of Vance Jackson as requested by Brown, P. C., Applicant, for Galleria Ventures, Ltd., Owner(s). Staff and Zoning Commission recommend Approval with conditions. **2006-06-01-0675**

Z-18. ZONING CASE #Z2006099 CD (District 8): An Ordinance changing the zoning district boundary from "C-1 S" GC-1 Light Commercial Gateway Corridor District-1 with a Specific Use Permit For a Three Restaurant Complex with Sales of Alcoholic Beverages Incidental to the Consumption of Food and "R-20" GC-1 Residential Single-Family Gateway Corridor District-1 to "C-2" GC-1 (CD-Automobile Dealership) Commercial Gateway Corridor District-1 with a Conditional Use for an Automobile Dealership on 6.841 Acres out of NCB 18337 and "C-1" GC-1 (CD-Automobile Dealership) Light Commercial Gateway Corridor District-1 with a Conditional Use for an Automobile Dealership on 2.271 Acres out of NCB 35733, 21587 IH 10 West and 21660 Milsa Drive as requested by Brown, P. C., Applicant, for Bagheri Brothers, Inc. and Phillip Knaupp, Owner(s). Staff and Zoning Commission recommend Approval with conditions. **2006-06-01-0673**

Z-19. ZONING CASE #Z2006015 (District 9): An Ordinance changing the zoning district boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 2.105 acres out of NCB 1501, North Loop 1604 West as requested by Brown, P. C., Applicant, for Rogers Shavano Park Unit 18/19 Ltd., Owner(s). Staff and Zoning Commission recommend Approval.

Cont. / need

Z-20. ZONING CASE #Z2006082 (District 10): An Ordinance changing the zoning district boundary from "O-1" Office District to "C-2 NA" Commercial Nonalcoholic Sales District on Lot 60, Block 20, NCB 17726, 15000 Block of Classen Road as requested by Roy Rosin and Joel Johnson, Applicant, for Roy Rosin and Joel Johnson, Owner(s). Staff and Zoning Commission recommend Approval. **2006-06-01-0674**

City Council Policy and Service Delivery Priorities Work session

35. City Manager's Report

✓ **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.*