



First Ord. 101156  
 First Res. 2005-32-32  
 Last Ord. 101217  
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 CITY OF SAN ANTONIO  
 CITY CLERK

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**Agenda  
 City Council Meeting  
 Municipal Plaza Building  
 City Hall Complex  
 103 Main Plaza  
 San Antonio, Texas 78205  
 August 11, 2005**

The City Council shall hold its regular meetings in the council chamber in the Municipal Plaza Building within the City Hall Complex on Thursday of each week beginning at 9:00 a.m. After the meeting is convened, the City Council shall consider agenda items in the following order and no sooner than the designated times:

- 9:00 AM:** Invocation and Approval of Minutes.
- 10:00 AM:** Presentation of the FY2005-2006 Proposed Budget and Set Public Hearing Dates
- 12:00 PM:** Lunch Break
- 1:00 PM:** Executive Session\*
- 2:00 PM:** Public Hearing and Consideration of Amendments to the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases
- 5:00 PM:** Ceremonial recognitions
- 6:00 PM:** Citizens to be Heard
- 7:00 PM:** 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.*

*\*At 7:00 p.m., if the meeting is not yet adjourned, the presiding officer shall entertain a motion to recess the council meeting and reconvene at 9:00 a.m., or any other time designated by Council, on the following day. If no motion is made or if a motion is made and it fails, the meeting will continue until adjourned.*

**DISABILITY ACCESS STATEMENT**

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. 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 Council Chambers, Municipal Plaza Building in a Regular Council Meeting at 9:00 A.M.

1. Invocation and Pledge of Allegiance.
2. Approval of Minutes for the June 17, 2005 Special Meeting and the June 23, 2005 and June 30, 2005 City Council Meetings.

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

3. **TIME CERTAIN 10:00AM:** Budget Items [Presented by Peter Zanoni, Management & Budget Director; Erik J. Walsh, Assistant to the City Manager]
  - A. Presentation of the FY2005-2006 Proposed Budget.
  - B. An Ordinance setting the following dates and times for the first and second Public Hearings on the Proposed Budget for FY 2005-2006: Tuesday, August 23, 2005, 6:00 p.m. and Tuesday, September 6, 2005, 6:00 p.m. at the City Council Chambers, and setting the following dates and times for the Public Hearings on the Proposed Tax Rate for the tax year beginning January 1, 2005 and ending December 31, 2005: Thursday, September 1, 2005, 6:00 p.m., and Thursday, September 8, 2005, 6:00 p.m., at the City Council Chambers.

101179

**ITEMS FOR INDIVIDUAL CONSIDERATION**

4. An Ordinance amending City Code, Chapter 2, Article II, Sections 2-26 and 2-35, as amended by on June 23, 2005 by Ordinance Number 101069, to change the time certain for Citizens to be Heard from 6:00 p.m. to immediately follow Ceremonial recognitions at 5:00 p.m. and changing the time for registration of persons wishing to address the Council during Citizens to be Heard to no later than 5:00 p.m. of the day of the City Council meeting, as requested by Mayor Phil Hardberger. [Presented by Leticia M. Vacek, City Clerk]
5. An Ordinance releasing approximately 252 acres from the City of San Antonio Extraterritorial Jurisdiction (ETJ), as petitioned by the City of Elmendorf contingent on the release of approximately 183 acres from the City of Elmendorf ETJ. [Presented by Emil R. Moncivais, Director, Planning; Jelyne LeBlanc Burley, Assistant City Manager]
6. An Ordinance receiving the updates of the Land Use Assumptions Plan and the Water Supply Capital Improvements Plan and Water Supply Maximum Impact Fee and establishing a public hearing to be held on September 15, 2005 at 11:00 a.m. in the City Council Chambers to discuss and review both plans and consider an update to the Water Supply Impact Fee. [Presented by Ben Gorzell, Jr., Director, Public Utilities; Melissa Byrne Vossmer, Assistant City Manager]

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## CONSENT AGENDA

### Items Concerning the Purchase of Equipment, Supplies and Services

- 101158
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7. An Ordinance accepting the bid submitted by Dell Marketing, L.P., utilizing the State of Texas Department of Information Resources contract, to provide the Library Department with 100 desktop computers for a total amount of \$87,635.00 from Texas State Library and Archives Commission grant funds. [Presented by Janie B. Cantu, Director, Purchasing & General Services; Erik J. Walsh, Assistant to the City Manager]
  8. An Ordinance accepting the low responsive bid submitted by TNT Rescue Systems, Inc. to provide the City of San Antonio Fire Department with fire rescue tools for a total cost of \$52,560.00, from Urban Area Security Initiative grant funds. [Presented by Janie B. Cantu, Director, Purchasing & General Services; Erik J. Walsh, Assistant to the City Manager]
  9. An Ordinance authorizing the acceptance of the low bid submitted by Southwest Solutions Group, utilizing the Texas Multiple Award Schedule contract, to provide the Public Library with library shelving for the Brook Hollow, Julia Yates Semmes and Maury Maverick Jr. branches for a total cost of \$230,314.67 from 1999 General Obligation Bond funds. [Presented by Janie B. Cantu, Director, Purchasing & General Services; Erik J. Walsh, Assistant to the City Manager]
  10. An Ordinance accepting bids to provide various types of commodities and services on an annual contract basis for Fiscal Year 2005-2006 for a combined annual cost of approximately \$3,658,402.00, including: parts and service for Caterpillar generator, automotive industrial drive line, Heil & Pak-Mor refuse body, Ranco trailer, Wirtgen reclaiming & milling machine, Ford Motor Co. automobile & light duty pickup truck, medium & heavy duty truck, Daimler/Chrysler and General Motors auto and light duty trucks collision repair for City vehicles, RTC CPR2102 time switch with antenna & CPC harness, emergency vehicles tires, extrication collars, photographic film, copier printer paper; rental of barricades & allied items, traffic pull boxes; target tech warning light parts & accessories, industrial firefighting flashlights & batteries, EMS vehicle body repair service, elevator maintenance at Municipal Court Bldg, supplemental bus driver services/bus rental for International Airport, rental of construction equipment, disposable batteries, printing of publications for Aviation Department, Synagis and Fluarix vaccines, traffic posts & hardware; miscellaneous safety supplies; GIS mapping software & maintenance; solar school flasher parts, maintenance of ice sheet chillers at the Alamodome, and long life traffic signal lamps. [Presented by Janie B. Cantu, Director, Purchasing & General Services; Erik J. Walsh, Assistant to the City Manager]
  11. An Ordinance accepting the low responsive bid submitted by Consolidated Traffic Controls, utilizing the Houston Galveston Area Council of Governments (HGAC) contract, to provide the City of San Antonio Public Works Department with traffic signal preemption equipment for a total cost of \$169,280.53, from Advanced Transportation District funds. [Presented by Janie B. Cantu, Director, Purchasing & General Services; Erik J. Walsh, Assistant to the City Manager]

## Capital Improvement Items

- 701181
2. An Ordinance accepting the qualified bid of McNiell Roofing and Sheet Metal, Inc. in the amount of \$57,750.00 in connection with the Ramirez Community Center Roof Repairs Community Development Block Grant (CDBG) Project in Council District 4, authorizing execution of a standard construction contract, \$5,775.00 for miscellaneous construction contingency expenses, and \$16,275.00 for park materials, for a total amount of \$79,800.00, revising the project budget, and providing for payment. [Presented by Malcolm Matthews, Director, Parks and Recreation; Christopher J. Brady, Assistant City Manager]

## Items Concerning the Purchase, Sale or Lease of Real Property

- 701162
13. An Ordinance granting a license to use Public Rights of Way over and under East Houston and Broadway Streets and Peacock Alley for seven (7) new balconies, a new handrail, an existing sidewalk, a new cornice, an existing canopy, and an existing basement at the adjacent Neisner Building at 409 East Houston Street in NCB 417 in Council District 1, for a 10-year term and the consideration of \$32,216.00, which was waived in accordance with the 100% reduction provided under the City's Incentive Scorecard Program. [Presented by Rebecca Waldman, Director, Asset Management; Erik J. Walsh, Assistant to the City Manager]
  - 100182  
14. An Ordinance approving the execution of contracts with Wes Atkinson and Jerry Van Overborg for the mowing of City-owned land at the Southwest Business & Technology Park for a period of June 1, 2005 through May 31, 2006, at no cost to the City, and authorizing the Director of Asset Management Department to execute these and future Southwest Business & Technology Park mowing contracts. [Presented by Rebecca Waldman, Director, Asset Management; Erik J. Walsh, Assistant to the City Manager]
  - 701183  
15. An Ordinance authorizing funds in the amount of \$24,746.54 payable to Davidson & Troilo, P.C., for legal services in connection with the Babcock Road/Leon Creek Improvements-Hausman to DeZavala project (\$630) in Council District 8, Bitters Road-West Avenue to Heimer, a Metropolitan Planning Organization (MPO) Project (\$2,378.94) in Council District 9, Culebra/Loop 410 Detention Pond Project (\$539.54) in Council District 6, Loop 410 at Nacogdoches Drainage Improvement Project (\$20,928.06) in Council Districts 9 and 10, and the Mission Trails Package IV Project (\$270) in Council District 1, 3, and 5, from General Obligations of the City. [Presented by Thomas Wendorf, Director, Public Works; Melissa Byrne Vossmer, Assistant City Manager]
  - 701184  
16. An Ordinance authorizing funds in the amount of \$15,115.30 payable to Oppenheimer Blend Harrison & Tate, Inc. for legal services provided in *City of San Antonio v. Alamo Garage Associates, Ltd., and Marine Midland Bank*, Condemnation Cause No. 2005-ED-0035 in connection with the Lockhill-Selma: West Avenue to N.W. Military Project, a Metropolitan Planning Organization (MPO) and 1999-2004 General Obligation Street Improvement Bond project in Council District 9. [Presented by Thomas Wendorf, Director, Public Works; Melissa Byrne Vossmer, Assistant City Manager]

17. An Ordinance authorizing funds in the total amount of \$1,662.38 payable to Lawyers Title of San Antonio for title fees in connection with: the Ashley Road - Bascum to South Flores Project (\$400.00) in Council District 3; the Escalon Street #1008 Drainage Project (\$235.86) in Council District 3; the James Park Development and Holbrook Road Improvements Project (\$200.00) in Council District 2; the Pecan Valley- I.H. 10 to J Street, a Metropolitan Planning Organization (MPO) Project (\$540.66) in Council District 2; and the Pleasanton Road - Southcross to Mayfield, a Metropolitan Planning Organization Project (\$285.86) in Council District 3, from General Obligations of the City. [Presented by Thomas Wendorf, Director, Public Works; Melissa Byrne Vossmer, Assistant City Manager]

18. An Ordinance authorizing funds payable to Lawyers Title of San Antonio, as escrow agent for Servando Cordova and Irma Yolanda Cordova, in the amount of \$750.00, for Fee Simple Title to one parcel of land and \$350.00 for Title Fees; \$100.00 for a Right of Entry Fee payable to Servando Cordova and Irma Yolanda Cordova, and \$800.00 payable to Eckmann Groll Incorporated for appraisal services, for a total amount of \$2,000.00 in connection with the Rosabell Street-Culebra to Inez Project, a 2003-2007 General Obligation Street Improvement Bond funded Project, in Council District 5. [Presented by Thomas Wendorf, Director, Public Works; Melissa Byrne Vossmer, Assistant City Manager]

19. An Ordinance authorizing the execution of a lease agreement with Brooks Development Authority (BDA) for 5,500 square ft. of office space at 8005 Challenger Drive, Building 624 West, Suite No. 4 within Brooks City-Base for the period October 1, 2005 through September 30, 2010 at a rental rate of \$5,729.17 per month, to house the Bioterrorism Preparedness Division of the Health Department. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager]

#### Miscellaneous Items

20. An Ordinance authorizing the acceptance of a grant in the amount of \$900,000.00 from the Texas Automobile Theft Prevention Authority (ATPA) for the grant period of September 1, 2005 to August 31, 2006, an Interlocal Agreement between the City of San Antonio and the Bexar County Sheriff's Office to fund two (2) deputies for an amount not to exceed \$127,343.00, and a cash match of \$498,018.00 from the General Fund. [Presented by Albert A. Ortiz, Chief of Police; Christopher J. Brady, Assistant City Manager]

21. An Ordinance authorizing the execution of a public use agreement between the City of San Antonio, the Antioch Community Transformation Network, and the Board of Directors for Tax Increment Reinvestment Zone Number Eleven, City of San Antonio, Texas for public use rights to the Eastside Sports Complex in City Council District 2. [Presented by David D. Garza, Director, Neighborhood Action; Jelynn LeBlanc Burley, Assistant City Manager]

22. An Ordinance authorizing the acceptance of additional grant funds in the amount of \$5,378.00 from the Texas State Library and Archives Commission to support personnel costs for temporary staff and operating expenses during the remainder of the contract year. [Presented by Ramiro Salazar, Director, Library; Frances A. Gonzalez, Assistant City Manager]

23. An Ordinance amending an agreement with SmithKlineBeecham Corporation, d/b/a/ GlaxoSmithKline (GSK), providing up to an additional \$143,640.00 from GSK for the San Antonio Metropolitan Health District (SAMHD) to continue participation in a clinical vaccine study for Hepatitis A, revising the program budget, amending the personnel complement, and authorizing payment of stipends to the parents/guardians of participants enrolled in the study. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager]

24. An Ordinance authorizing the execution of a clinical trial agreement with Sanofi Pasteur, Inc. providing up to \$48,709.00 for the period of July 1, 2005 through June 30, 2007 for the San Antonio Metropolitan Health District (SAMHD) to participate in a vaccine study for Pertussis, Diphtheria, and Tetanus adopting the program budget, approving the personnel complement, and authorizing payment of stipends to parents/guardians of children enrolled in the study. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager]

### **Approval of Temporary Street Closures and Traffic Control Procedures for Special Events**

25. An Ordinance approving the temporary street closure of Howard Street (culdescac) between Howard Street and Dean Street on Sunday August 21, 2005 from 5:00 p.m. to 9:30 p.m. for "Doing it in the Park" Church Festival, as requested by the Greater Galilee Missionary Baptist Church. (Council District 1). [Presented by Roland A. Lozano, Assistant to the City Manager; J. Rolando Bono, City Manager]

26. An Ordinance approving the temporary street closure of E. Houston Street between Soledad Street and N. Presa Street on Saturday September 24, 2005 from 6:00 a.m. to 6:00 p.m. for the annual "Chalk It Up" art festival, as requested by Artpace San Antonio. (Council District 1). [Presented by Roland A. Lozano, Assistant to the City Manager; J. Rolando Bono, City Manager]

27. An Ordinance approving the temporary street closure of East Houston Street between Avenue E and North Alamo on Saturday November 19, 2005 from 8:30 a.m. to 12:00 p.m. for the annual Pony Express Swearing-In Ceremony, as requested by Alamo Area Council of Governments (Council District 1). [Presented by Roland A. Lozano, Assistant to the City Manager; J. Rolando Bono, City Manager]

28. An Ordinance approving a parade permit and authorizing the temporary closure of certain streets in the Alamo Heights and Olmos Park areas in connection with the DAM 09 Triathlon being held on Saturday, August 20, 2005; as requested by Roger Soler's Sport. [Presented by Roland A. Lozano, Assistant to the City Manager; J. Rolando Bono, City Manager]

### **Board, Commissions and Committee Appointments.**

29. Consideration of the following Board Appointments: [Presented by Leticia M. Vacek, City Clerk]

A. An Ordinance appointing Shirley Flores (District 8) to the Small Business Advocacy Committee for a term of office to expire on May 31, 2007.

B. An Ordinance appointing Lucio Cantu (District 8) to the Affirmative Action Advisory Committee for a term of office to expire on May 31, 2007.

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- C. An Ordinance appointing Paula Beavers (District 7) to the Keep San Antonio Beautiful, Inc., a non-profit organization, for a term of office to expire on May 31, 2007.
- D. An Ordinance appointing John Bellett (District 9) to the Animal Care Services Advisory Board for a term of office to expire on April 3, 2007.
- E. An Ordinance appointing Michelle Herrera (District 2) to the Parks and Recreation Board for a term of office to expire on May 31, 2007.
- F. An Ordinance appointing Susan Wright (District 2) to the Capital Improvements Advisory Committee (Category: Real Estate/Building Industry) for a term of office to expire on October 25, 2006.
- G. An Ordinance appointing Jureta Marshall (District 2) to the Zoning Commission for a term of office to expire on June 30, 2007.
- H. An Ordinance re-appointing Consuelo R. Rocha (District 5) to the Commission for Children and Families for a term of office to expire on May 31, 2007.
- I. An Ordinance re-appointing Daniel Lopez (District 5) to the South Texas Business Fund Board for a term of office to expire May 9, 2007.

30. City Manager's Report - *Stone*

**THE CITY COUNCIL WILL RECESS FOR LUNCH AT NOON AND RECONVENE AT 1 P.M. TO CONSIDER EXECUTIVE SESSION ITEMS AND ANY UNFINISHED COUNCIL BUSINESS:**

31. **The City Council will recess into an executive session to discuss the following:**
- ✓ A. Deliberate the duties, appointment, and employment of the City Manager, pursuant to Texas Government Code Section 551.074 (personnel matters), and discuss related legal issues, pursuant to Texas Government Code Section 551.071. (consultation with attorney)
  - ✓ B. Discuss legal issues related to *Farmco Trust; Richard Schaefer, Nancy Schaefer, John M. Schaefer and Mary Schaefer v. City of San Antonio, Cause No. 2003-CI-05122*, in the 150th Judicial District Court of Bexar County, Texas, et al. pursuant to Texas Government Code Section 551.071. (consultation with attorney)
32. **2:00 P.M. Public Hearing and Consideration of the Following Amendments to the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases.** [Land Use Plan Amendments presented by Emil R. Moncivais, Director, Planning; Jelynn LeBlanc Burley, Assistant City Manager]; [Zoning Cases presented by Florencio Peña, Director, Development Services; Christopher J. Brady, Assistant City Manager]
- P-1 PLAN AMENDMENT CASE #05008 (District 1): An Ordinance amending the land use plan contained in the Midtown Neighborhoods Plan, a component of the Master Plan of the City, by changing the use of an 0.3284-acre tract of land located at 3015 San Pedro Avenue from Medium Density Residential land use to Mixed Use land use. Staff and Planning Commission recommend approval; (Associated Zoning Case No. Z2005128)

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**Z-1 ZONING CASE #Z2005128** (District 1): An Ordinance changing the zoning district boundary from "MF-34" C "NCD-2" Multi-family District with Conditional Use for a Medical Office Neighborhood Conservation District-2 to "O-1" "NCD-2" Office District Neighborhood Conservation District-2 on Lots 16, 17, 18, 19, and 20, Block 22, NCB 6601, 3015 San Pedro, as requested by Fortunato and Maria Abello, Applicant and Owner(s). Staff and Zoning Commission recommend approval.

*Continue 30 days*  
**P-2. PLAN AMENDMENT CASE #05009** (District 2): An Ordinance amending the land use plan contained in the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the use of an 16.43-acre tract of land located at 3841 Commerce Street East from High Density/Multifamily Residential land use to Light Industrial land use. Staff and Planning Commission recommend approval; (Associated Zoning Case No. Z2005145).

*Continue 30 days*  
**Z-2. ZONING CASE #Z2005145** (District 2): An Ordinance changing the zoning district boundary from "R-5" "EP-1" Residential Single-Family District Event Parking District-1 and "C-2" "EP-1" Commercial District Event Parking District-1 to "L" "EP-1" Light Industrial District Event Parking District-1 on 16.432 acres out of NCB 10578, 3841 East Commerce Street, as requested by Brown, P. C., Applicant, for Rockhill Partners, Ltd., Owner(s). Staff and Zoning Commission recommend approval contingent on plan amendment.

*Continue Sept 8, 2005*  
**P-3. PLAN AMENDMENT CASE #05005** (District 3): An Ordinance amending the land use plan contained in the City South (Southside Initiative) Community Plan, a component of the Master Plan of the City, by changing the use of a 479.9 acre tract of land located at 16196 and 16700 Highway 281 South at the Medina River from Agriculture and Rural Living land uses to Urban Living land use. Staff recommends approval for the property east of Highway 281 (approximately 188.8 acres at 16196 and 16700 Highway 281S) and denial for the property west of Highway 281 (approximately 291 acres at 16795 Highway 281S). Planning Commission recommends denial; (Associated Zoning Case No. Z2005066).

*Continue Sept 8, 2005*  
**Z-3. ZONING CASE #Z2005066** (District 3): An Ordinance changing the zoning district boundary from "FR" Farm and Ranch District and "RD" Rural Development District to "UD" Urban Development District on P-10, P-10B, P-10C, P-10D, and 16.4 acres out of P-10A and P-62, CB 4006, 16795, 16196, and 16700 Highway 281 South, as requested by Manuel Gonzales, Applicant, for Day, McDaniel, and Fight for the Family of Texas Inc., Owner(s). Staff and Zoning Commission recommend approval of east side and denial of west side of Hwy 281.

*101191*  
**Z-4. ZONING CASE #Z2005120** (District 1): An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "C-3" General Commercial District on 0.259 acres out of NCB 11688, 5132 West Avenue, as requested by Scott Farrimond, Applicant, for Sneckner Partners, Ltd., Owner(s). Staff and Zoning Commission recommend approval.

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**Z-5. ZONING CASE #Z2005149** (District 1): An Ordinance changing the zoning district boundary from "R-4" Residential Single Family District to "O-1" Office District on Lots 8 and 9, Block 19, NCB 8490, 2800 Block of Santa Anna, as requested by Garcia Properties, Inc., Applicant, for Rosemary Garcia-Green, Owner(s). Staff and Zoning Commission recommend approval.

Z-6. **ZONING CASE #Z2005095 C** (District 2): An Ordinance changing the zoning district boundary from "R-5" Residential Single-Family District to "C-2" C Commercial District with Conditional Use for trucks ingress and egress on the North 56 feet of Lot 38, NCB 12888, 2417 Jupe Drive, as requested by Allied Feeds, Inc., Applicant and Owner(s). Staff recommends approval and Zoning Commission recommends approval with conditions.

Z-7. **ZONING CASE #Z2005121** (District 2): An Ordinance changing the zoning district boundary from "R-4" Residential Single-Family District to "L" Light Industrial District on Lots 13, 14 and 15, Block 1, NCB 10612, 458 North W. W. White Road, as requested by Aggregate Plant Products Company, Applicant, for Aggregate Plant Products Company (BESSER), Owner(s). Staff and Zoning Commission recommend approval.

Z-8. **ZONING CASE #Z2005156** (District 2): An Ordinance changing the zoning district boundary from "MF-25" Multi-Family District and "R-4" Residential Single-Family District to "MF-25" Multi-Family District on 1.931 acres out of NCB 1584, Hallie Avenue and Hammond Avenue, as request by Brown, P.C., Attorneys at Law, Applicant, for Southwest Housing and San Antonio Housing Authority, Owner(s). Staff and Zoning Commission recommend approval.

Z-9. **ZONING CASE #Z2005061** (District 3): An Ordinance changing the zoning district boundary from "C-2NA" Commercial, Nonalcoholic Sales District to "MF-34" Multi-Family District on 0.5406 acres and "R-6" Residential Single Family District on 0.1670 acres on Lot 265A, Block 23, NCB 11122, 730 W. Mally Boulevard, as requested by Ramiro Reyes, Applicant and Owner(s). Staff and Zoning Commission recommend approval.

Z-10. **ZONING CASE #Z2005122 C** (District 3): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "R-6" C Residential Single-Family District with a Conditional Use for a Professional Office on 0.421 acres out of NCB 7896, 673 Flanders Avenue, as requested by Joe L. Sanchez, Applicant and Owner(s). Staff and Zoning Commission recommend approval.

Z-11. **ZONING CASE #Z2005139 C** (District 3): An Ordinance changing the zoning district boundary from "FR" Farm and Ranch District to "FR" C Farm and Ranch District with Conditional Use for a Convenience Store on P-44H, NCB 11166, 12060 Pleasanton Road #4, as requested by Paul Segura, Applicant and Owner(s). Staff and Zoning Commission recommend approval.

Z-12. **ZONING CASE #Z2005141** (District 3): An Ordinance changing the zoning district boundary from "C-3" "RIO-6" General Commercial District River Improvement Overlay District-6 to "I-1" "RIO-6" General Industrial District River Improvement Overlay District-6 on Lots 13, 14 , 15 and 35, Block 2, NCB 10926, 8002 South Presa Street, as requested by Louis C. Vickers, Applicant and Owner(s). Staff and Zoning Commission recommend approval.

Z-13. **ZONING CASE #Z2005160** (District 3): An Ordinance changing the zoning district boundary from "R-4" Residential Single-Family District to "RM-4" Residential Mixed District on 44.99 acres out of NCB 10879, Fairlawn Drive and Monte Seco, as requested by Earl & Associates, P.C., Applicant, for STLP 2 Ltd., Owner(s). Staff and Zoning Commission recommend approval.

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Z-14. **ZONING CASE #Z2005148** (District 5): An Ordinance changing the zoning district boundary from "I-1" "HS" General Industrial District Historic Significant to "IDZ" "HS" Infill Development Zone Historic Significant with uses permitted in "MF-34" Multi-Family District and "NC" Neighborhood Commercial District on Lot 6, Block 5, NCB 1675, 2340 South Presa Street, as requested by Presa Partners, LLP, Applicant and Owner(s). Staff and Zoning Commission recommend approval.

Z-15. **ZONING CASE #Z2005169** (District 5): An Ordinance changing the zoning district boundary from "I-2" Heavy Industrial District to "R-6" Residential Single-Family District on the east 31.25 feet of Lot 9, Block 4, NCB 2575, 418 East Fest Street, and all of Lot 10, as requested by the City of San Antonio, Applicant, for Mary and Billy Kirkland, Owner(s). Staff and Zoning Commission recommend approval.

*Continue to Sept 8, 2005*  
Z-16. **ZONING CASE #Z2004218** (District 6): An Ordinance changing the zoning district boundary from "C-2NA" Commercial, Nonalcoholic Sales District to PUD "R-5" Planned Unit Development Residential Single-Family District on Lot P-5, Block 35, NCB 17875, Southwest corner of Cable Ranch Road and Waters Edge Drive, as requested by Earl & Associates, P. C., Applicant, for William E. Cooper, Inc., Owner(s). Staff and Zoning Commission recommend approval.

Z-17. **ZONING CASE #Z2005116 S** (District 6): An Ordinance changing the zoning district boundary from "C-2" Commercial District to "C-2" S Commercial District with a Specific Use Authorization for a Bar on Lot 1, Block 1, NCB 18818, 8805 Grissom Road, as requested by Daniel Danh, Applicant and Owner(s). Staff recommends denial of "C-3" and approval of "C-2" S with a Specific Use Authorization for Alcohol Sales and Zoning Commission recommends approval.

*Continue to Sept 22, 2005*  
Z-18. **ZONING CASE #Z2005117** (District 6): An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "MF-34" Multi-Family District on Parcel 69 and Parcel 69A, Block 55, NCB 13951, Old Highway 90 West, as requested by Shelton & Valadez, P.C. c/o Bobby Perez, Applicant, for Highway 90 Joint Venture, Owner(s). Staff and Zoning Commission recommend approval.

Z-19. **ZONING CASE #Z2005129** (District 6): An Ordinance changing the zoning district boundary from PUD "RM-4" Planned Unit Development District Residential Mixed to "R-5" Residential Single-Family District on 1.0559 acres, "RM-4" Residential Mixed District on 0.7385 acres and "C-2NA" Commercial Non-Alcoholic Sales District on 1.0786 acres, all out of NCB 15095, Northeast corner of Fenwood Street and Wellwood Street, as requested by Raul B. Fernandez, Applicant and Owner(s). Staff and Zoning Commission recommend approval.

Z-20. **ZONING CASE #Z2005143** (District 6): An Ordinance changing the zoning district boundary from "I-1" "GC-2" General Industrial District Gateway Corridor District-2 and "I-1" General Industrial District to "C-3" "GC-2" General Commercial Nonalcoholic Sales District Gateway Corridor District-2 and "C-3" General Commercial Nonalcoholic Sales District on 9.427 acres out of NCB 17642, Wiseman Boulevard and Future Rogers Road, as requested by Westover Hills Development Partners, Applicant, for Westover Hills Development Partners c/o Charles M. Wender, Owner(s). Staff and Zoning Commission recommend approval.

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Z-21. ZONING CASE #Z2005127 (District 7): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "RM-4" Residential Mixed District on Lot 3, Block 20, NCB 13481, 5811 Deerhorn, as requested by Francisco Rodriguez, Applicant and Owner(s). Staff and Zoning Commission recommend approval.

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Z-22. ZONING CASE #Z2005137 C (District 7): An Ordinance changing the zoning district boundary from "C-2" Commercial District to "C-2" C Commercial District with Conditional Use for a Ballroom, Party House, and Meeting Facilities on 21,492 square feet out of Lot 96, Block B NCB 11513, 1327 Bandera Road, as requested by Y H Plaza, L. P., Applicant and Owner(s). Staff and Zoning Commission recommend approval.

101207  
Z-23. ZONING CASE #Z2005027 (District 8): An Ordinance changing the zoning district boundary from "O-2" ERZD Office Edwards Recharge Zone District to PUD "O-2" ERZD Office Planned Unit Development Edwards Recharge Zone District on 8.5178 acres out of Block 1, NCB 17841, 14000 Block of Huebner Road, as requested by Equitas Investments, Inc., Applicant, for Equitas Investments, Inc. (Lyle Hotchkiss), Owner(s). Staff's recommends approval and Zoning Commission recommends approval with 65% impervious cover limit.

101208  
Z-24. ZONING CASE #Z2005123 (District 8): An Ordinance changing the zoning district boundary from "MF-34" Multi-Family District to PUD "MF-34" Planned Unit Development Multi-Family District on P-41A, NCB 13664, 80 feet west of the intersection of Norman Lane and Lamb Road, as requested by Woodside Texas Land Holdings, L. C., Applicant and Owner(s). Staff and Zoning Commission recommend approval.

101209  
Z-25. ZONING CASE #Z2005134 (District 8): An Ordinance changing the zoning district boundary from "C-3" General Commercial District and "I-1" General Industrial District to "C-3NA" General Commercial District, Nonalcoholic Sales on Lot 3, Block 2, NCB 19189, Interstate Highway 10 West, as requested by Georgetown Manor, Inc., Applicant and Owner(s). Staff and Zoning Commission recommend approval.

101210  
Z-26. ZONING CASE #Z2005152 (District 8): An Ordinance changing the zoning district boundary from "O-1" Office District Gateway Corridor District-1 (GC-1) to "C-2" Commercial District Gateway Corridor District-1 (GC-1) on 2.0695 acres out of NCB 18348, 23095 Interstate Highway 10 West, as requested by George Atallah, Applicant and Owner(s). Staff recommends denial and Zoning Commission recommends approval.

101211  
Z-27. ZONING CASE #Z2005155 (District 8): An Ordinance changing the zoning district boundary from "C-2" Commercial District to "MF-34" Multi Family District on Lot 18, NCB 11619, 7342 Oak Manor, as requested by Brown, P. C., Applicant, for Estate of Lydia Goforth, Owner(s). Staff and Zoning Commission recommend approval.

101212  
Z-28. ZONING CASE #Z2005179 (District 8): An Ordinance changing the zoning district boundary from "RM-4" S Residential Mixed District with a Specific Use Authorization for a Golf Course to PUD "R-6" Planned Unit Development Residential Single-Family District on 40.176 acres out of NCB 18345, West of the intersection of Babcock Road and Heuermann Road, as requested by Zuniga Development, Inc., Applicant, for Babcock Road, Ltd., Owner(s). Staff and Zoning Commission recommend approval.

Z-29. ZONING CASE #Z2005165 (District 8): An Ordinance changing the zoning district boundary from "C-3R" ERZD General Commercial Restrictive Alcoholic Sales Edwards Recharge Zone District to "C-2" ERZD Commercial Edwards Recharge Zone District on 0.07 acres out of NCB 17022, 4503 De Zavala Road, as requested by Starlight Oaks, Ltd., Applicant and Owner(s). Staff and Zoning Commission recommend approval.

Z-30. ZONING CASE #Z2005105 (District 9): An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "O-1" Office District on the East 12.5 feet of Lot 13, and all of Lots 14 and 15, NCB 12048, 927 Clydeville, as requested by Salah E. Diab, P. E., Applicant, for James Crane, Owner(s). Staff and Zoning Commission recommend approval.

Z-31. ZONING CASE #Z2005125C (District 9): An Ordinance changing the zoning district boundary from "R-5" Residential Single-Family District to "R-5" C with Conditional Use for Multi-family at a density not to exceed 18 units per acre on Lots 3, 4, 5, 6, 7 and 12, Block 2, NCB 11718; Lot 1, Block 4, NCB 11720, and Lot 6, Block 3, NCB 11719, property generally located on Brazil between Silver Oaks and Anchor, as requested by John Campbell, Applicant, for Gerald K. Walter, Owner(s). Staff and Zoning Commission recommend approval with conditions.

Z-32. ZONING CASE #Z2005068 (District 10): An Ordinance changing the zoning district boundary from "C-2" ERZD Commercial Edwards Recharge Zone District to "C-3" ERZD General Commercial Edwards Recharge Zone District on 26.45 acres out of NCB 17728, North of the intersection of Bulverde Road and North 1604 East, as requested by Brown, P.C., Attorneys at Law, Applicant, for NEC BUL 1604, Ltd., Owner(s). Staff recommends approval and Zoning Commission recommends approval with 65% impervious cover limit.

Z-33. ZONING CASE #Z2005119 (District 10): An Ordinance changing the zoning district boundary from "C-3" General Commercial District to "C-2NA" Commercial, Nonalcoholic Sales District on Lot 14, Block 1, NCB 14319, 10700 Perrin Beitel, as requested by the City of San Antonio, Applicant, for Snipe Properties et al % Allen L. Harborth, Owner(s). Staff recommends approval and Zoning Commission recommends approval of "C-3R" General Commercial District, Restrictive Alcoholic Sales.

Z-34. ZONING CASE #Z2005124 (Council District 10): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District and "R-6" S Residential Single-Family District with a Specific Use Authorization for a cell phone tower to "R-5" Residential Single-Family District on P-2 and P-2B, NCB 15831, 14275 Nacogdoches Road, as requested by MG Joint Venture #6, Ltd., Applicant, for R. Friesenhahn, Owner(s). Staff and Zoning Commission recommend approval.

5:00 P.M. – Ceremonial Items ✓

5:00 P.M. – Citizens to be Heard ✓

ADJOURN

P.M. – If Council has not yet adjourned, the presiding officer shall entertain a motion to recess the council meeting and reconvene at 9:00 a.m., or any other time designated by Council, on the following day. If no motion is made or if a motion is made and it fails, the meeting will continue until adjourned.

101213  
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Continue  
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