



First Ord. 2006-03-09-0305
Last Ord. 2006-03-09-0335

RECEIVED
CITY OF SAN ANTONIO
CITY CLERK

06 MAR -6 AM 8:50

Agenda
City Council Meeting
Municipal Plaza Building
City Hall Complex
103 S. Main Ave
San Antonio, Texas 78205
March 9, 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 on Thursday of each week beginning at 9:00 a.m. After the meeting is convened, the City Council shall consider the following time certain items in the following order 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
- 1:00PM:** Executive Session*
- 2:00PM:** Neighborhood Plan and Zoning Amendments
- 5:00PM:** Ceremonial Recognitions
- 6:00 PM:** Citizens to be Heard
- 6:30 PM:** Public Hearing- Annexation of the Timberwood Park Limited Purpose Area
- 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.*

***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 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 Maria Cisneros, Guest of Councilmember Patti Radle, District 5 and Pledge of Allegiance.
2. Approval of Minutes for the February 23, 2006 City Council Meeting.

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

INDIVIDUAL CONSIDERATION

3. An Ordinance approving revisions to the Arts Funding Program and implementing and approving guidelines for the Stabilization Program, including eligibility and review criteria. [Presented by Felix Padron, Director, Cultural Affairs; Roland A. Lozano, Assistant to the City Manager]

2006-03-09-0305

CONSENT AGENDA

Items Concerning the Purchase of Equipment, Supplies and Services

- Pulled*
4. An Ordinance accepting the bid from Rush Truck Center - Houston to provide the Public Works Department with one truck mounted thermoplastic pavement marker for a total cost of \$297,621.00, from the Advanced Transportation District Fund. [Presented by Janie B. Cantu, Director, Purchasing & General Services; Michael Armstrong, Assistant City Manager/Chief Information Officer]

5. 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 2006 for an estimated combined annual cost of \$210,793.00, including: police pursuit tires; and Gartner subscription services. [Presented by Janie B. Cantu, Director, Purchasing & General Services; Michael Armstrong, Assistant City Manager/Chief Information Officer]

2006-03-09-0322

Miscellaneous Items

- 6300*
6. An Ordinance authorizing the City Manager to execute an amendment and one-year extension of the Utility Service License Agreements with Edlen Electrical Exhibition Services of Texas, Inc. and Harper Wood Electric Company to provide utility services including electrical power, water and compressed air for events at the Convention Facilities, Alamodome, and Nelson W. Wolff Municipal Stadium commencing on March 15, 2006 and terminating on March 14, 2007. [Presented by Michael J. Sawaya, Director, Convention Facilities; Michael Abington, Director, Alamodome; Roland A. Lozano, Assistant to the City Manager]

2006-03-09-0306

- 6300*
7. An Ordinance amending the Professional Services Agreement with the firm of Booz Allen Hamilton for preparation of an Environmental Impact Study at the San Antonio International Airport to narrow the scope of work and provide for additional planning services, in connection with the completion of an Environmental Assessment and an associated FAA mandated update to the Noise Compatibility Program for San Antonio International Airport, from previously appropriated funds. [Presented by Mark H. Webb, Interim Director, Aviation; Roland A. Lozano, Assistant to the City Manager]

2006-03-09-0307

8. Consideration of the following Padgett Stratemann & Company, LLP contracts: [Presented by Ben Gorzell, Acting Director, Finance; Sheryl Sculley, City Manager]

A. An Ordinance authorizing the amendment to the professional services contract with Padgett Stratemann & Co., L.L.P. to reflect the ratification of the provision of additional services, the payment of additional compensation in the amount of \$24,634.15, and the extension through December 15, 2005. 2006-03-09-0308

B. An Ordinance ratifying services, authorizing an extension through June 30, 2006 and amendment of the current professional services contract with Padgett Stratemann & Company LLP to provide for additional services and compensation in the amount of \$40,000.00 for total compensation of \$90,000.00. 2006-03-09-0309

9. A Resolution in support of San Antonio's bid to host the 2009 National League of Cities Congress of Cities and Exposition, as requested by Councilmember Haass, District 10. [Presented by Janis Schmees, Acting Director, Convention and Visitors Bureau; Roland A. Lozano, Assistant to the City Manager]

2006R-03-09-0310

Board, Commissions and Committee Appointments

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

A. An Ordinance reappointing Steven Jewell and Heberto Gutierrez to the Bexar Metro 9-1-1 District Board of Managers for the remainder of unexpired terms of office to expire February 28, 2008. 2006-03-09-0311

B. An Ordinance appointing Dr. Meena Chintapalli to the Advisory Board of Health of the San Antonio Metropolitan Health District (Category: Physician) for the remainder of an unexpired term of office to expire December 31, 2008. 2006-03-09-0312

C. An Ordinance appointing Shaamid Rivera to the Municipal Civil Service Commission (Category: Alternate Member) for the remainder of an unexpired term of office to expire June 6, 2007. 2006-03-09-0313

D. An Ordinance appointing Monte Parker to the Air Transportation Advisory Commission (Category: Community Representative) for a term of office to expire May 30, 2007. 2006-03-09-0314

E. An Ordinance appointing Drusilla Anne Van Steenberg and Mona McMunn Lowe to the Board of Directors for the Tax Increment Reinvestment Zone Number Nine, City of San Antonio, Texas for the remainder of unexpired terms of office to expire June 18, 2006. 2006-03-09-0315

F. An Ordinance appointing Ermillo Escamilla to the Board of Directors for the Tax Increment Reinvestment Zone Number Seventeen, City of San Antonio, Texas for the remainder of an unexpired term of office to expire May 8, 2007. 2006-03-09-0316

G. An Ordinance appointing Shane Davis and Salvador Ramos, Jr. to the Board of Directors for the Tax Increment Reinvestment Zone Number Nineteen, City of San Antonio, Texas for the remainder of unexpired terms of office to expire May 8, 2007. 2006-03-09-0317

H. An Ordinance appointing Shane Davis, Salvador Ramos, Jr., and Ermillo Escamilla to the Board of Directors for the Tax Increment Reinvestment Zone Number Twenty-One, City of San Antonio, Texas for the remainder of unexpired terms of office to expire May 15, 2007. 2006-03-09-0318

- I. An Ordinance appointing Dan Gonzalez (Category: Public Art) and Mark Wohlfarth (Category: Planner) to the Historic and Design Review Commission for the remainder of unexpired terms of office to expire October 31, 2007. **2006-03-09-0319**
- J. An Ordinance appointing Robert B. Robley (District 7) to the City Commission on Veterans Affairs for a term of office to expire May 31, 2007. **2006-03-09-0320**
- K. An Ordinance appointing Mary Rittgers (District 1) to the Joint City/County Commission on Elderly Affairs for the remainder of an unexpired term of office to expire September 30, 2007. **2006-03-09-0321**

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

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

- A. Discuss legal issues related to *Joe Tony Jew., Sr., et al, v. City of San Antonio*, Cause No. 2005-CI-12865, in the 224th Judicial District Court of Bexar County, Texas, pursuant to Texas Government Code Section 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 Emil R. Moncivais, Director, Planning; Jelynne LeBlanc Burley, Deputy City Manager]; [Zoning Cases presented by Florencio Peña, Director, Development Services; Jelynne LeBlanc Burley, Deputy City Manager]

P-1. 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 a 16.43 acre tract of land located at 3841 Commerce Street East from High Density Multi-Family Residential land use to Light Industrial land use. Staff and Planning Commission recommend Approval.

Z-1. ZONING CASE #Z2005145 (District 2): An Ordinance amending the zoning district boundary from "R-5 EP-1" Residential Single-Family Event Parking District and "C-2 EP-1" Commercial Event Parking District to "L EP-1" Light Industrial Event Parking District 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 a Plan Amendment.

P-2. PLAN AMENDMENT CASE #05018 (District 3): An Ordinance amending the land use plan contained in the Highlands Community Plan, a component of the Master Plan of the City, by changing the use of a 3.54 acre tract of land located at 4319, 4323, 4331, 4335, 4339, 4423, 4430, and 4935 Clark Avenue; 875, 878 and 882 Avondale Avenue; and 875, 879, and 901 Hot Wells from Public Institutional and Medium Density Residential land uses to Neighborhood Commercial and Low Density Residential land uses. Staff and Planning Commission recommend Approval.

2006-03-09-0323

Z-2. ZONING CASE #Z2006013 (District 3): An Ordinance amending the zoning district boundary from "R-4" Residential Single-Family District to "C-1" Commercial District on Lot 34, Block 5, NCB 10937, 879 Hot Wells as requested by Betty Ann Kuykendall, Applicant, for Betty Ann Kuykendall and Nicole Kallenberg, Owner(s). Staff and Zoning Commission recommend Approval contingent on a Plan Amendment. 2006-03-09-0324

P-3. PLAN AMENDMENT CASE #05015 (District 7): An Ordinance amending the land use plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of an approximate 23 acre tract of land located at the northwest corner of Heath Road and Grissom Road, more specifically described by legal descriptions NCB 15005, Lot P-226; NCB 15005, Lot P-227; NCB 15005, Lot P-228; NCB 18670, Lot 3, and NCB 15005, Lot P-228B from Low Density Residential land use to Community Commercial and Parks land uses, and Neighborhood Commercial land use to Community Commercial land use. Staff and Planning Commission recommend Approval. 2006-03-09-0325

Z-3. ZONING CASE #Z2005285 CD (District 7): An Ordinance amending the zoning district boundary from "C-2" Commercial District and "O-2" Office District to "C-2 NA" (CD-Outdoor Storage of Boats, Vehicles, RV's) Commercial Nonalcoholic Sales District with a Conditional Use for the Outdoor Storage of Boats, Vehicles, and RV's on 12.886 acres out of NCB 15005, "C-2" Commercial District on 1.595 acres out of NCB 15005, and "C-2" (CD-Office Warehouse) Commercial District with a Conditional Use for an Office Warehouse on 5.685 acres out of NCB 15005 and NCB 18670, 7500 Block of Grissom Road as requested by Henry Daughtry, Jr., Applicant, for Henry Daughtry, Jr., Owner(s). Staff and Zoning Commission recommend Approval contingent on a Plan Amendment. 2006-03-09-0326

Z-4. ZONING CASE #Z2006022 (District 1): An Ordinance amending the zoning district boundary from H "RM-4" Historic Residential Mixed District to H "MF-25" IDZ Historic Multi-Family Infill Development Zone District with a maximum density of 13 units per acre on Lot 1 and Lot 2, Block 3, NCB 718, 701 Indianola Street as requested by Lewis S. Fisher, Applicant, for Lewis S. Fisher, Owner(s). Staff and Zoning Commission recommend Approval. 2006-03-09-0327

Z-5. ZONING CASE #Z2006024 (District 1): An Ordinance amending the zoning district boundary from "I-1" General Industrial District to "L" Light Industrial District on 0.396 acres out of Block 3A, NCB 11954, 8330 US Highway 281 North as requested by Ironwood Partners, Ltd., Applicant, for Ironwood Partners, Ltd., Owner(s). Staff and Zoning Commission recommend Approval. 2006-03-09-0328

Z-6. ZONING CASE #Z2006030 (District 1): An Ordinance amending the zoning district boundary to designate "HS" Historic Significant on the North 100 feet of the East 201 feet of Lot 2, NCB 63, 1331 S. Flores Street as requested by the City of San Antonio, Planning Department, Historic Preservation Officer, Applicant, for So Flo Plaza, Ltd., Owner(s). Staff and Zoning Commission recommend Approval. 2006-03-09-0329

Z-7. ZONING CASE #Z2006031 (District 1): An Ordinance amending the zoning district boundary to designate "HS" Historic Significant on Lots 7 and 8, Block 31, NCB 2992, 1225 S. Presa as requested by the City of San Antonio, Planning Department, Historic Preservation Officer, Applicant, for Martha Henry, Owner(s). Staff and Zoning Commission recommend Approval. 2006-03-09-0330

Z-8. ZONING CASE #Z2006029 (District 3): An Ordinance amending the zoning district boundary to designate "HS" Historic Significant on Lot 6, Block 5, NCB 3212, 3621 S. Presa as requested by the City of San Antonio, Planning Department, Historic Preservation Officer,

5 2006-03-09-0331

Applicant, for Ray Velasquez c/o Jerry Valdez, Owner(s). Staff and Zoning Commission recommend Approval.

Z-9. ZONING CASE #Z2006020 S (District 4): An Ordinance amending the zoning district boundary from "C-3" General Commercial District to "C-3" S General Commercial District with Specific Use Permit for an Auto Body and Paint Shop on Lots 1A, 1B, 4A, 4B, 4C, 4D, 4E and 4F, Block 11, NCB 15502, 2424 Southwest Loop 410 as requested by Joel Ferdin, Applicant, for Joel Ferdin, Owner(s). Staff and Zoning Commission recommend Approval. **2006-03-09-0332**

Z-10. ZONING CASE #Z2006012 CD (District 6): An Ordinance amending the zoning district boundary from "R-6" Residential Single-Family District to "C-3" General Commercial on 12.171 acres, "C-2" Commercial District on 37.849 acres, and "C-2" (CD-Home Improvement Center) Commercial District with a Conditional Use for a Home Improvement Center on 21.370 acres, all out of NCB 34400, located at the Northwest corner of West Loop 1604 and West Military Drive as requested by Kaufman and Associates, Inc., Applicant, for McCombs Family Partners, Ltd., Owner(s). Staff and Zoning Commission recommend Approval. **2006-03-09-0333**

Z-11. ZONING CASE #Z2006059 (District 8): An Ordinance amending the zoning district boundary from "MF-33" GC-1 Multi-Family Gateway Corridor District-1 to "C-3" GC-1 General Commercial Gateway Corridor District-1 on 5.028 acres out of NCB 34760, 20025 West Interstate Highway 10 as requested by Kaufman & Associates, Inc., Applicant, for Zelzer Corporation, Owner(s). Staff recommends Approval and Zoning Commission recommendation is pending the March 7, 2006, public hearing. **2006-03-09-0334**

Z-12. ZONING CASE #Z2006009 S (District 9): An Ordinance amending the zoning district boundary from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-3 S ERZD" General Commercial Edwards Recharge Zone District with a Specific Use Permit for Outdoor Dog Training on Lot 132, Block 4, NCB 16125, 2250 Thousand Oaks Street as requested by Lucy's Doggie Day Care, Applicant, for SteinReal Corporation, Owner(s). Staff and Zoning Commission recommend Approval with SAWS recommendations and site specific conditions. **2006-03-09-0335**

Denial **Z-13. ZONING CASE #Z2006028 (District 10):** An Ordinance amending the zoning district boundary from "C-3" General Commercial District to "MF-33" Multi-Family District on 16.31 acres out of NCB 16588, 17302 Nacogdoches Road as requested by Brown, P. C., Applicant, for Leinguer Ventures, LLC, Owner(s). Staff recommends Approval and Zoning Commission recommendation is pending the March 7, 2006, public hearing.

11. 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 ✓

6:30 P.M. (may be heard after this time) – Second Public Hearing regarding the proposed annexation of the Timberwood Park Area as required under Chapter 43 of the Texas Local Government Code. ✓

ADJOURN

7:00 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.*