

First Ordinance 2006-10-19-1201
Last Ordinance 2006-10-19-1242



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Agenda
City Council Meeting
Municipal Plaza Building
City Hall Complex
103 S. Main Ave
San Antonio, TX 78205
October 19, 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
- 2:00PM: Neighborhood Plan and Zoning Amendments
- 5:15PM: Ceremonial Recognitions
- 6:00PM: Citizens to be Heard
- 7:00PM: Adjourn*

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

DISABILITY ACCESS STATEMENT

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-

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.

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

- 1. Invocation by Monsignor Adolfo Valdivia-Aguirre, Pastor, Resurrection of the Lord Catholic Church. Guest of Councilmember Delicia Herrera, District 6.
- 2. Pledge of Allegiance.
- 3. Approval of Minutes for the October 5, 2006 City Council meeting.

Action Items For Staff Briefing

- 4. Consideration of the following Ordinances: [Presented by Ben Gorzell, Director, Finance; Sheryl Sculley, City Manager]

2006-10-19-1201

1201

A. An Ordinance approving the selection of a Financial Underwriter Pool from which Financial Underwriter Syndicates will be selected and approved by City Council for various financings for the term commencing with the effective date of this Ordinance and terminating on September 30, 2009.

1202

B. An Ordinance approving Financial Underwriter Syndicates from the Financial Underwriter Pool for the following financings scheduled for sale in November, 2006: (1) General Improvement and Refunding Bonds and Certificates of Obligation; and (2) General Airport Revenue Refunding Bonds.

2006-10-19-1202

1203

- 5. An Ordinance approving the City of San Antonio's Legislative Plan for the 80th regular session of the Texas Legislature, which begins January 9, 2007. [Presented by Andrew Smith, Director, Intergovernmental Relations; Erik J. Walsh, Assistant City Manager]

2006-10-19-1203

1204

- 6. Public Hearing and Consideration of an Ordinance authorizing the reprogramming of \$736,578.00 in Community Development Block Grant (CDBG) funds available from FY 2006-2007 CDBG contracts between the City of San Antonio and the San Antonio Development Agency (SADA); authorizing the close-out and cancellation of affected projects and the creation of appropriate projects and project budgets; authorizing the transfer of encumbered and unencumbered funds from any and all contracts between the City of San Antonio and SADA to the City of San Antonio Neighborhood Services Department and Planning Department; establishing accounts; delineating program responsibilities; authorizing

personnel classifications and pay ranges; authorizing the allocation of said funds; revising the appropriate project budgets; authorizing the execution and submission of contracts and other documents as necessary in connection therewith; and authorizing payment. [Presented by Andrew Cameron, Director, Housing and Community Development; Jelynn LeBlanc Burley, Deputy City Manager] 2006-10-19-1204

7. Consideration of the following actions related to the Artisan at Salado Project: [Presented by Andrew Cameron, Director, Housing and Community Development; Jelynn LeBlanc Burley, Deputy City Manager]

2006R-10-19-1205

1205R

A. A Resolution allowing the development and construction of the Artisan at Salado Multi-Family Housing Construction Project, located in District 2, in compliance with the Texas Department of Housing and Community Affairs requirement for a development which is located within one (1) linear mile of an existing development that serves the same type of household. Staff is recommending denial of this resolution.

B. An Ordinance authorizing the San Antonio Housing Finance Corporation to issue Tax Exempt Multi-Family Housing Revenue Bonds in an amount not to exceed \$15,000,000.00 to provide financing for the construction of the Artisan at Salado Project located in District 2; enacting other provisions incident and related to the subject and purpose of this ordinance; and providing for an immediate effective date. Staff is recommending denial of this ordinance.

1206

2006-10-19-1206

CONSENT AGENDA

Items Concerning the Purchase of Equipment, Supplies and Services

8. 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 2006-2007 for a combined estimated cost of \$2,127,000.00, including: software upgrades, maintenance and repairs of the multi-user flight information display system at the International Airport; janitorial supplies; I.V. administration set & I.V. solution; passenger tires; material and labor for maintenance and repair of HVAC systems for the Police headquarters building; window cleaning services; grass sod; video image detection system and truck and industrial tires. [Presented by Florencio Peña, Director, Administrative Services; Pat DiGiovanni, Deputy City Manager]

1207

2006-10-19-1207

9. An Ordinance awarding a contract to Aries Industries, Inc. to provide the Public Works Department with a replacement truck mounted camera inspection system for a total cost of \$34,016.00, from the Storm Water Operations Fund. [Presented by Florencio Peña, Director, Administrative Services; Pat DiGiovanni, Deputy City Manager]

1208

2006 10-19-1208

10. An Ordinance approving the procurement, through the State of Texas Department of Information Resources contract DIR-SDD-204, of one EXP Membership Program seat and two Advisory Users research seats from Gartner Services, at a cost of \$47,017.75. [Presented

1209

2006-10-19-1223

by Hugh Miller, Acting Director, Information Technology Services; Michael Armstrong, Chief Information Officer]

Capital Improvements Items

- 1259 11. An Ordinance approving a total construction project amount of \$216,324.97, to include awarding a \$185,900.00 contract with Uno Construction, Inc. and Principle Contracting Services, LLC (A Joint Venture), a SBE/MBE firm, for the relocation of a pool drain line in connection with the Southside Lions Park Pool Drainline Relocation Project, an authorized Community Development Block Grant (CDBG) funded project in District 3; and appropriating funds. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager] **2 0 0 6 - 1 0 - 1 9 - 1 2 0 9**

- 1210 12. An Ordinance authorizing \$60,775.00 including payment in the amount of \$48,875.00 to Terra Design Group, formerly Gould Evans Associates, for landscape architecture services under a previously approved on-call professional services contract in connection with the District 9 Neighborhood Park Development Project at 22710 Roan Park from 2003-2007 Park Bond funds; and appropriating funds. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager] **2 0 0 6 - 1 0 - 1 9 - 1 2 1 0**

- 1211 13. An Ordinance approving a total construction project amount of \$229,940.00, to include awarding a \$136,500.00 contract with Tropical Contracting, LLC, for general repairs along the River Walk in connection with the River Walk Rehabilitation and Improvements Project, an authorized 2003 Certificates of Obligation, River Walk Maintenance Repairs Project and River Walk Capital Improvement Fund funded project in District 1; and appropriating funds. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager] **2 0 0 6 - 1 0 - 1 9 - 1 2 1 1**

- 1212 14. An Ordinance approving a total construction project amount of \$249,165.59, to include awarding a \$147,650.00 contract with Davila Construction, Inc., a SBE/MBE/WBE firm, for the construction of a pedestrian bridge connecting concrete walkways between the pool and recreational center, renovation of existing concrete walks, providing additional improvements to a multi-purpose trail, and Americans with Disabilities Act (ADA) modifications in connection with the Gilbert Garza Pedestrian Bridge Project, an authorized project funded through 1999-2003 Park Bonds, U.S. Department of Housing and Urban Development (HUD) 108 Loan Program, and Unified Development Code (UDC) fees in District 7; and appropriating funds. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager] **2 0 0 6 - 1 0 - 1 9 - 1 2 1 2**

- 1214 15. An Ordinance approving a total estimated program amount of \$1,010,000 for the FY06-07 Annual Traffic Signal Program to install traffic signals at eight (8) intersections, and approving a total estimated program amount of \$350,000 for the FY06-07 Annual Traffic Signal Upgrade Program to upgrade existing City-wide traffic signal installations and systems. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager] **2 0 0 6 - 1 0 - 1 9 - 1 2 2 4**

- 1225 16. An Ordinance authorizing the execution of a Settlement and Release Agreement with KGME, Inc. in the amount of \$50,000 payable to the City of San Antonio, as final settlement of any and all claims against KGME in connection with the Goliad Road Outfall Phase I Project, and authorizing Change Order No. 3-Final in the deductive amount of \$104,769.21 as a result of the Settlement and Release Agreement and recapitulation of contract quantities. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Deputy City Manager]

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Purchase, Sale or Lease of Real Property

- 1226 17. An Ordinance authorizing the execution and delivery of a real estate purchase and sale agreement, calling for the City to pay approximately \$692,500.00 for approximately 2.29 acres of land, including an approximately 8,200 square foot building located at 4020 Naco Perrin Blvd., District 10, for use as the Naco Perrin Multi-Use Health Facility. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager]

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- 1213 18. An Ordinance accepting title to two parcels of land totaling approximately 2.767 acres from the Archdiocese of San Antonio, in connection with the Timberhill Low Water Crossing #57, an authorized 2005 Storm Water Revenue Bond Funded Project, located in Council District 7. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Deputy City Manager]

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- 1227 19. An Ordinance approving a Sidewalk Patio License Agreement with Goodwill Industries of San Antonio for 315 square feet of sidewalk space at 418 W. Commerce, for a five year term commencing on November 1, 2006, with a total annual rent in the first year of \$4,838.40 and escalating 2.5% each year thereafter. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager]

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Grant Applications and Awards

- 1214 20. An Ordinance authorizing the acceptance of grant funds, on behalf of the South Texas Business Fund, in the amount of \$750,000.00 from the U.S Small Business Administration Office of Women's Business Ownership for the establishment of a Women's Business Center; appropriating funds; and authorizing a personnel complement. [Presented by Ramiro Cavazos, Director, Economic Development; Jelynne LeBlanc Burley, Deputy City Manager]

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- 1215 21. An Ordinance authorizing the submission of a grant application to, and acceptance of grant funds upon award in an amount not to exceed \$45,889,571.00 from, the U.S. Department of Health and Human Services for operation of the Head Start-Early Childcare Program of San Antonio and Bexar County for the period from February 1, 2007 through January 31, 2008; authorizing the execution of a contract with Parent Child Incorporated (PCI) in an amount up to \$45,419,571.00 to operate the Head Start Program; and adopting a budget and personnel complement. [Presented by Dennis J. Campa, Director, Community Initiatives; Frances A.

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Gonzalez, Assistant City Manager]

- 1216
22. An Ordinance authorizing the execution of a contract with the Texas Department of State Health Services which will provide up to \$6,164,500.00 to renew support for the ongoing Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) of the San Antonio Metropolitan Health District for the period October 1, 2006 through September 30, 2007; adopting the program budget; and approving the personnel complement. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager]

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Miscellaneous Items

- 1217
23. An Ordinance rescheduling the City Council Meetings of December 6, 7, 20 and 21, 2006. [Presented by Leticia Vacek, City Clerk]

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24. An Ordinance authorizing the execution of an interlocal agreement between the City of San Antonio and the Port Authority of San Antonio to allow the Authority to issue permits and perform inspections related thereto in accordance with local technical codes and regulations. [Presented by Roderick Sanchez, Interim Director, Development Services; Jelynn LeBlanc Burley, Deputy City Manager]

25. An Ordinance authorizing the execution of an amendment to the General Operating Agency Agreement between the City of San Antonio and the Port Authority of San Antonio extending the term of the agreement by one (1) year to expire on September 30, 2007. [Presented by Ramiro Cavazos, Director, Economic Development; Jelynn LeBlanc Burley, Deputy City Manager]

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26. Consideration of the following Ordinances: [Presented by Ben Gorzell, Director, Finance; Sheryl Sculley, City Manager]

- 1219
A. An Ordinance authorizing and approving the publication of the Notice of Intention to issue "City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2006" in a maximum principal amount not to exceed \$80,000,000; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12, including the approval and distribution of a Preliminary Official Statement pertaining to the issuance of such obligations and approximately \$180,000,000 "City of San Antonio, Texas General Improvement and Refunding Bonds, Series 2006"; authorizing the City's staff, co-financial advisors, and co-bond counsel to take all actions deemed necessary in connection with the sale of such obligations; and provides for an effective date.

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- 1220
B. A Resolution establishing the City's intent to reimburse itself for the prior lawful expenditure of funds from the proceeds of tax exempt obligations to be issued by the City for authorized purposes designated as "City of San Antonio, Texas Combination

2006 R - 10 - 19 - 1220

Tax and Revenue Certificates of Obligation, Series 2007" and future issuances of authorized general improvement bonds; authorizing other matters incident and related thereto; and providing for an effective date.

- 1221
27. An Ordinance approving the form, content, and distribution of the Preliminary Official Statement pertaining to the issuance, sale, and delivery of approximately \$18,055,000 in principal amount of "City of San Antonio, Texas Airport System Revenue Refunding Bonds, Series 2006"; Complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and authorizing the City's staff, co-financial advisors and bond counsel to take all actions deemed necessary in connection with the sale of such bonds. [Presented by Ben Gorzell, Director, Finance; Sheryl Sculley, City Manager]

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- Postpone
2006
28. An Ordinance authorizing execution of a contract with CMI Barron Risk Management Services, Inc. to provide third party claims administration and medical cost containment services for the City's self insured workers' compensation and liability programs at a cost of \$1,351,111.00 for the first year, for a term beginning January 1, 2007 and ending December 31, 2009, with renewal options. [Presented by Sharon De La Garza, Director, Human Resources; Frances A. Gonzalez, Assistant City Manager]

- 1222
29. An Ordinance authorizing payment of the City of San Antonio's annual membership dues to the Texas Municipal League in the amount of \$47,357.00 for the period August 1, 2006 through July 31, 2007. [Presented by Andrew Smith, Director, Intergovernmental Relations; Erik J. Walsh, Assistant City Manager]

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- 1223
30. An Ordinance selecting the joint venture team of Freeman / Whitehurst Group Ltd. and Gail M. Goldman Associate, LLC for negotiation and execution of a professional services agreement to provide comprehensive public art master planning and facilitation activities, in an amount not to exceed \$88,000, in connection with Citywide Public Art Master Plan Project. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

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Boards, Commissions and Committee Appointments

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

A. Appointing Patricia Tarnowski (District 7) and reappointing Lewis M. Marshall (District 2) to the Joint City/County Commission on Elderly Affairs for the remainder of unexpired terms of office to expire September 30, 2008.

B. Appointing Rolando Briones, Jr. (District 8) to the Zoning Commission for the remainder of an unexpired term of office to expire June 30, 2008.

- C. Reappointing Oscar Williams (District 2) to the Board of Adjustment for the remainder of an unexpired term of office to expire February 22, 2008.
- D. Reappointing John Braxton (District 2) to the San Antonio Commission on Literacy for a term of office to expire May 31, 2007.
- E. Reappointing Xavier Gonzalez (District 8) to the Historic and Design Review Commission (Category: Business) for a term of office to commence November 1, 2006 and expire on October 31, 2008.

32. City Manager's Report

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

- A. Discuss legal issues related to *Mario Telles v. City of San Antonio* pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- B. Discussion of legal issues related to obligations in CPS Energy's bond ordinances pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- C. Deliberate the management, purchase, exchange, lease, or value of certain real properties and discuss related legal issues pursuant to Texas Government Code Sec. 551.072 (real property) and Texas Government Code Sec. 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; and Zoning Cases presented by Roderick Sanchez, Interim Director, Development Services; Jelynne LeBlanc Burley, Deputy City Manager]

Postponed until 11/16
 P-1. **PLAN AMENDMENT #06011 (District 1):** An Ordinance amending the Land Use Plan contained in the North Central Neighborhoods Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.51 acres of land located at 3910 McCullough from Neighborhood Commercial land use to Community Commercial land use. Staff and Planning Commission recommend Denial. **Associated Zoning Case: Z2006136**

1230
 P-2. **PLAN AMENDMENT CASE #06013 (District 1):** An Ordinance amending the land use plan contained in the Five Points Neighborhood Plan, a component of the Master Plan of the City, by changing the use of a 0.367 acre tract of land located at 425 San Pedro Avenue from

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Local/Neighborhood Commercial to Regional Commercial. Staff and Planning Commission recommend Denial. **Associated Zoning Case # Z2006227**

P-3. **PLAN AMENDMENT CASE #06014 (District 4):** An Ordinance amending the land use plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of a 130.78 acre tract of land located at 14990 Watson Road from Agriculture Land Use to Agriculture and Light Industry Land Use. Staff and Planning Commission recommend Approval. **Associated Zoning Case # 2006238**

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1231

P-4. **PLAN AMENDMENT CASE #06016 (District 8):** An Ordinance amending the land use plan contained in the Huebner /Leon Creeks Community Plan, a component of the Master Plan of the City, by changing the use of a 3.14 acre tract of land located at 10614 Old Prue Road from Low Density Residential to Community Commercial. Staff and Planning Commission recommend Denial.

Denial

Z-1. **ZONING CASE #Z2006136 (District 1):** An Ordinance changing the zoning district boundary from "MF-33" Multi-Family District and "R-4" Residential Single-Family District to "C-2" Commercial District on the East 80.4 feet of Lot 42, Block 9, NCB 2802, the 200 Block of East Hildebrand Avenue as requested by Olmos Park Village, L. P. c/o Steward Capital Ventures, LLC, General Partner, Applicant, for Olmos Park Village, L. P. c/o Steward Capital Ventures, LLC, General Partner, Owner. Staff recommends Denial, with a recommendation of "C-1" Light Commercial District. Zoning Commission recommends Approval.

postponed until 11/16/2006

✓ Z-2. **ZONING CASE # Z2006227 (District 1):** An Ordinance changing the zoning district boundary from "C-2 P" Commercial Pedestrian District to "C-3NA" General Commercial, Nonalcoholic Sales District on Lot 6 and Lot 7, Block 7, NCB 769, 425 San Pedro Avenue as requested by Harry Jewett, Applicant, for Luderus Tire Service, Inc., Owner. Staff recommends Denial, with an alternate recommendation of "C-2 P" (CD-Auto and Light Truck Repair) Commercial Pedestrian District with a Conditional Use for an Auto and Light Truck Repair. Zoning Commission recommends Approval. **2006 - 10 - 19 - 1232**

1232

✓ Z-3. **ZONING CASE # Z2006246 CD (District 1):** An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "R-6" (CD-Day Care Center) Residential Single-Family District with a Conditional Use for a Day Care Center on Lot 10, Block 2, NCB 3166, 302 Cincinnati as requested by Mary Linda Rios, Applicant, for Mary Linda Rios, Owner. Staff and Zoning Commission recommend Denial. **2006 - 10 - 19 - 1233**

1233

✓ Z-4. **ZONING CASE #Z2006257 (District 1):** An Ordinance changing the zoning district boundary to designate historic significance on Lot 8, A7 Block 8, NCB 846, 707 East Quincy as requested by the City of San Antonio Planning Department, Historic Preservation Officer, Applicant, for Lydia Allegria, Owner. Staff and Zoning Commission recommend Approval. **2006 - 10 - 19 - 1234**

1234

Postponed to 11/2/06

Z-5. **ZONING CASE # Z2006215 CD (District 2):** An Ordinance changing the zoning district

boundary from "C-3 NA" RIO-2 General Commercial Nonalcoholic Sales River Improvement Overlay District-2 on Lots 15 and 16, Block 11, NCB 980, and "I-1" RIO-2 General Industrial River Improvement Overlay District-2 on Lots 5 through 9 and Lots 17 through 19, Block 11, NCB 980, and "MF-33" RIO-2 Multi-Family River Improvement Overlay District-2 on Lots 1 through 6 and Lots 10 through 15, Block 11, NCB 1765 to "IDZ" RIO-2 Infill Development Zone River Improvement Overlay District-2 with Uses Permitted in "MF-50" (CD-Multi-Family Dwellings) Multi-Family District with a Conditional Use for Multi-Family Dwellings not Exceeding 75 units per acre and "C-2" (CD-Nightclub) Commercial District with a Conditional Use for a Nightclub on Lots 5 through 9 and 15 through 19, Block 11, NCB 980 and Lots 1 through 6 and 10 through 15, Block 11, NCB 1765, 1734 Broadway Street , 1820 Broadway Street, 1826 Broadway Street, 1831 N. Alamo Street and 1835 N. Alamo Street as requested by Regent Communities Partners, LP, Applicant, for Paul Mauricio and Sons, Inc., Owner(s). Staff and Zoning Commission recommend Approval, pending Plan Amendment.

✓ Z-6. **ZONING CASE # Z2006168 S (District 4):** An Ordinance changing the zoning district boundary from "R-6" Residential Single Family District to "R-6 S" Residential Single Family District with Specific Use Permit for a Daycare Center on Lot 6, Block 20, NCB 18159, 9410 Adams Hill Drive as requested by Jose and Maria Maldonado, Applicant, for Jose and Maria Maldonado, Owners. Staff and Zoning Commission recommend Approval with conditions.
1229
2006-10-19-1229

✓ Z-7. **ZONING CASE # Z2006238 (District 4):** An Ordinance changing the zoning district boundary from "FR" Farm and Ranch District to "MI-1" Mixed Light Industrial District on 127.992 acres out of NCB 4296 as requested by W. W. Rowland Investments, Inc., Applicant, for David Friesenhahn, Owner. Staff and Zoning Commission recommend Approval pending Plan Amendment.
1235
2006-10-19-1235

✓ Z-8. **ZONING CASE #Z2006033 (District 6):** An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "R-5" Residential Single-Family District on 31.66 acres out of NCB 16115, 1800 Grandstand Drive as requested by Perry Homes, A Joint Venture, Applicant, for State of Texas: General Land Office, Owner(s). Staff and Zoning Commission recommend Approval.
Cont
11/16/06

✓ Z-9. **ZONING ORDINANCE #Z2006241 CD (District 7):** An Ordinance changing the zoning district boundary from "C-3" General Commercial District, "R-4" Residential Single-Family District and "R-5" Residential Single-Family District to "C-2 P" (CD- Auto Sales Lot) Commercial District with Conditional Use for a Auto Sales Lot on Lot 177 and Lot 178, Block H, NCB 8360, 1158 Bandera Road as requested by Maria E.Santana, Applicant, for Maria E. Santana, Owner. Staff recommends Denial of the conditional use and Approval of C-2P. Zoning Commission recommends Approval.
1236
2006-10-19-1236

✓ Z-10. **ZONING CASE #Z2006259 (District 7):** An Ordinance changing the zoning district boundary to designate historic significance on Lots P-42A and P-42B, NCB 14618, 6160 Eckhert Road as requested by City of San Antonio, Planning Department, Historic Preservation Officer, Applicant, for Hawk Ventures Inc., DBA Hawk Development Inc., Owner(s). Staff and Zoning Commission recommend Approval.
1237
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1238
 ✓-11. **ZONING CASE # Z2006166 (District 8):** An Ordinance changing the zoning district boundary from "R-20" Residential Single-Family District and "R-20" "GC-1" Residential Single-Family Gateway Corridor District 1 to "RP" Resource Protection District and "RP" Resource Protection District Gateway Corridor District 1 (38.83 acres out of NCB 34761) and "C-3" General Commercial District and "C-3" "GC-1" General Commercial Gateway Corridor District 1(34.10 acres out of NCB 34761 and NCB 34780) located generally at Interstate Highway 10 West and Old Camp Bullis Road as requested by Brown, P.C. Applicant, for Betty Dees Watson, Owner. Staff and Zoning Commission recommend Approval.
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1239
 ✓/Z-12. **ZONING CASE # Z2006166 A (District 8):** An Ordinance changing the zoning district boundary from "R-20" Residential Single-Family District to "RP" Resource Protection District (4.859 acres out of NCB 17700) and "C-3" General Commercial District (5.756 acres out of NCB 17700) on 10.615 acres out of NCB 17700, Interstate Highway 10 West and Old Camp Bullis Road, as requested by Brown, P.C., Applicant, for Betty Dees Watson, Owner. Staff recommends Approval. Zoning Commission pending October 17, 2006 meeting.
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to be considered at date
 Z-13. **ZONING CASE # Z2006258 (District 8):** An Ordinance changing the zoning district boundary to designate historic significance on 1.663 acres out of NCB 15656, 9396 Huebner Road as requested by the City of San Antonio Planning Department, Historic Preservation Officer, Applicant, for Spectrum Lending, APT JV Ltd. Staff and Zoning Commission recommend Approval.

1240
 ✓/Z-14. **ZONING CASE # Z2006243 (District 9):** An Ordinance changing the zoning district boundary from "C-2" ERZD (CD- Nightclub) Commercial Edwards Recharge Zone Conditional District to "C-2" ERZD (CD - Nightclub) Commercial Edwards Recharge Zone District with a Conditional Use for a Nightclub on 0.0893 acres out of Lot 63, Block 2, NCB 17608, 19141 Stone Oak Parkway; as requested by K. Partners, Applicant, for K. Partners, Owner. Staff and Zoning Commission recommend Approval with Conditions.
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Cont. 30 days
 Z-15. **ZONING CASE #Z2005289 (Districts 9 and 10):** An Ordinance changing the zoning district boundary from "R-6 ERZD" Edwards Recharge Zone Residential Single-Family District to "C-2 ERZD" Commercial Edwards Recharge Zone District on 13.194 acres, "O-2 ERZD" Office Edwards Recharge Zone District on 13.689 acres and "O-1 ERZD" Office Edwards Recharge Zone District on 2.74 acres all on 29.83 acres out of NCB 17727, 3500 Block to the 3600 Block of North Loop 1604 East as requested by Earl & Associates, Applicant, for The Sitterle Corporation, Owner. Staff and Zoning Commission recommend Approval.

1241
 ✓ Z-16. **ZONING CASE # Z2006177 CD (District 10):** An Ordinance changing the zoning district boundary from "R-6" (CD-Day Care Center) Residential Single-Family District with a Conditional Use for a Day Care Center to PUD "RM-4" (CD-Residential Mixed District) Planned Unit Development Residential Mixed District with a Conditional Use for 16 units per acre on a 2.015 acre tract out of NCB 15837, 4168 Stahl Road as requested by Nader
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Shahsavary, Applicant, for Nader Shahsavary, Owner. Staff and Zoning Commission recommend Approval.

✓ Z-17. ¹²⁴² **ZONING CASE # Z2006234 CD (District 10):** An Ordinance changing the zoning district boundary from "C-2" Commercial District to "C-2" (CD-Carwash) Commercial District with Conditional Use for a Carwash on Lot 15, Block 1, NCB 16959, 13630 O'Connor Road as requested by Earl & Associates, P. C., Applicant, for Russell J. Simpson, Owner. Staff recommends Approval. Zoning Commission recommends Approval with conditions.

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✓ 5:15 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.