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First Ordinance
2007-02-15-0154

Last Ordinance
2007-02-15-0211



OFFICIALLY POSTED
ON THE WEB:
2/12/2007 8:51 AM

Agenda
City Council Meeting
Municipal Plaza Building
City Hall Complex
103 S. Main Ave
San Antonio, TX 78205
February 15, 2007

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
- 1:45PM: Time Certain Item
- 2:00PM: Neighborhood Plan and Zone Amendments
- 5:30PM: 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 207-7080.

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 Rev. Kevin Love, Assistant to the Pastor, Macedonia Missionary Baptist Church. Guest of Councilmember Delicia Herrera, District 6.
2. Pledge of Allegiance.
3. Approval of Minutes for the February 1, 2007 City Council meeting.

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

ACTION ITEMS FOR STAFF BRIEFING

4. An Ordinance adopting a Five-Year Parks Maintenance and Renovation Program to identify and prioritize projects, prioritize renovation activities, propose budgets for each project, and outline the year of completion of each project. [Presented by Malcolm Matthews, Director, Parks and Recreation; Frances A. Gonzalez, Assistant City Manager]

2007-02-15-0154

5. An Ordinance ordering a Bond Election to be held jointly with Bexar County and all other participating local political subdivisions on the 12th day of May, 2007, in the City of San Antonio, Bexar County, Texas, on a proposed bond issue for Streets and Sidewalks Improvements, Drainage Improvements, Parks, Recreation, Open Space and Athletic Facilities Improvements, Library Improvements, and Public Health Facilities Improvements; making provision for the holding of this election; and providing for an effective date. [Presented by Sheryl Sculley, City Manager]

2007-02-15-0155

6. An Ordinance ordering the General Municipal Election to be held on Saturday, the 12th day of May, 2007, in the City of San Antonio, Bexar County, Texas for the purpose of electing members of the Council and the Mayor of the City of San Antonio; and revising early voting and Election Day polling site locations. [Presented by Leticia Vacek, City Clerk]

2007-02-15-0156

CONSENT AGENDA

Purchase of Equipment, Supplies and Services

7. 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 \$1,032,160.00, including: (A) subscription renewal for stock market & investment related materials for the library; (B) overnight, second day, & small parcel ground delivery services; (C) janitorial services; (D) lubrication equipment parts & services (E) speed humps; and (F) electrolyte replacement drink mix. [Presented by Florencio Peña, Director, Administrative Services; Sharon De La Garza, Assistant to the City Manager]

2007-02-15-0157

8. An Ordinance accepting the offer from Safety Storage, Inc. to provide the Environmental Services Department with a hazardous material storage building for a cost of \$46,083.00, from the TCEQ grant: AACOG Household Hazardous Waste Bitters Brush Recycling Center, FY 06. [Presented by Florencio Peña, Director, Administrative Services; Sharon De La Garza, Assistant to the City Manager]

2007-02-15-0158

9. An Ordinance authorizing the sale to Express Video, Inc. of 225 gambling devices (eight-liners) for a purchase price of \$80,361.00; and authorizing payment to the Bexar County District Attorney's office in the amount of \$32,144.40. [Presented by Florencio Peña, Director, Administrative Services; Sharon De La Garza, Assistant to the City Manager]

2007-02-15-0159

Capital Improvements

10. An Ordinance authorizing the execution of an agreement with the Texas Department of Transportation to reimburse the City of San Antonio an amount not to exceed \$18,750.00 for the cost of furnishing and installing traffic signal equipment at the intersection of Bandera Road and Loop 410 Frontage Roads and appropriating funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

2007-02-15-0160

11. An Ordinance approving a portion of a total project amount of \$4,918,047.74 to include awarding a construction contract in the amount of \$3,790,343.12 to Valemas, Inc., of which \$2,479,285.00 will be reimbursed by Texas Department of Transportation, \$566,932.00 will be reimbursed by San Antonio Water System, and \$444,192.20 will be reimbursed by CPS Energy, in connection with the Clark Avenue: Fair to Southcross Project located in District 3, and authorizing an amendment to a professional engineering services contract with Civil Engineering Consultants, Inc. in the amount of \$67,719.00 for construction phase engineering services, funded by General Obligations of the City, and appropriating funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley, Deputy City Manager]

2007-02-15-0161

12. An Ordinance approving a total construction project amount of \$2,590,381.58, to include awarding a \$2,299,008.50 contract with Pronto Sandblasting & Coating & Oil Field Services, Inc., of which \$612,672.50 will be reimbursed by SAWS and \$138,888.00 of which will be reimbursed by CPS for the reconstruction of a 2-lane street section, to include 4-foot sidewalks, curbs, wheelchair ramps, driveway approaches and drainage system in connection with the El Monte: San Pedro to Blanco (Phases I & III), an authorized U.S. Department of Housing and Urban Development (HUD) 108 Loan Program funded project in District 1; and appropriating funds. [Presented by Thomas Wendorf, Director, Public

2007-02-15-0162

Works, Jelynne LeBlanc Burley, Deputy City Manager]

PULLED

13. An Ordinance approving Change Order Nos. 3 and 4 in the amounts respectively of \$64,593.62 and \$272,431.00 to the \$3,811,795.08 construction contract, as changed, with Valemas, Inc for project delays and AT&T conflicts with underground facilities, and additional work of installing new retaining walls, additional base material, quantity overruns, and material testing, in connection with the Ave Maria Drive from Jackson Keller to San Pedro Project, located in District 1, and appropriating funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Deputy City Manager]

14. An Ordinance approving a total estimated amount of \$1,770,931.67 and awarding a construction contract in the amount of \$1,757,030.04 to Collective Contracting, Inc., of which \$503,443.99 will be reimbursed by San Antonio Water System and \$63,423.05 will be funded by CPS Energy, in connection with the FY2006 & FY2007 Street Maintenance Program - Reconstruction Package II, funded with Certificates of Obligation, located in Districts 2 and 3, and appropriating funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Deputy City Manager]

2007-02-15-0163

15. An Ordinance approving a total estimated amount of \$1,000,000.00 and selecting Pape Dawson Engineers, Inc. and Post, Buckley, Schuh & Jernigan, Inc. (PBS&J) for negotiation and execution of two professional engineering consulting services agreements each in an amount not to exceed \$500,000.00 per contract year, for indefinite delivery professional engineering consulting services on an as needed basis, to supplement City of San Antonio Traffic Engineering resources in connection with City -owned facilities and improvements, construction projects, and emergency situations. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Deputy City Manager]

2007-02-15-0164

16. An Ordinance approving a total estimated construction amount of \$783,821.52 and awarding an indefinite delivery construction contract in an amount not to exceed \$783,821.52 to SAECO Electric and Utility for as-needed construction services for installation of traffic signal equipment, signs, pavement markings, curb ramps, vehicle detection devices, and other work, in connection with the City-Wide Traffic Signal Installation Project, from the FY 06-07 Annual Traffic Signal Installation and Traffic Signal Upgrade Program and District 4 HUD Section 108 District-wide Access and Mobility funds. [Presented by Thomas Wendorf, Director, Public Works; Jelynne LeBlanc Burley, Deputy City Manager]

2007-02-15-0165

Purchase, Sale or Lease of Real Property

17. An Ordinance authorizing the execution of a lease agreement with Stinson Aviation Corporation for 2,488 square feet of hangar space and 5,800 square feet of ground space at Stinson Municipal Airport for a term of five (5) years and associated rentals of \$373.13 per month. [Presented by Mark Webb, Director, Aviation; Penny Postoak Ferguson, Assistant City Manager]

2007-02-15-0166

18. Consideration of the following Ordinances relating to the acquisition of real estate for various capital improvement projects: [Presented by Thomas Wendorf, Director, Public Works; Jelynn LeBlanc Burley Deputy City Manager]

A. An Ordinance declaring the Culebra Drainage #58, Phase 2A, located in District 7, a 1999 General Obligation Drainage Improvement Project a public project; Declaring a public necessity for the acquisition of fee simple title to approximately 0.0917 of an acre (3,995 square feet) out of the west one half of Lot 2, Block 3, NCB 12000, Lifshutz Subdivision No. 8, San Antonio, Texas, for public improvements; appropriating funds and any miscellaneous expenses associated with the Project; authorizing City staff to negotiate with and acquire the property from the owners on approved terms and if necessary, authorizing the City Attorney to file eminent domain proceedings. **2007 - 02 - 15 - 0167**

B. An Ordinance declaring the Valley View Acres Buyouts Project in District 8 to be a public project; Declaring a public necessity for the acquisition of the fee simple title and/or easement interest to certain privately owned real property, by negotiations and/or condemnation, for public improvements as a part of this Project; to-wit all or portions of the properties described as follows:

PARCEL	LOT(S)	BLK	NCB
18089	W 50 ft of 7	2	14448
18071	SE 1/2 of 3	6	15660
18072	NW 1/2 of 3	6	15660
18074	SE 1/2 of 2	6	15660
18076	NW 1/2 of 2	6	15660
18073	1	7	15661
18073A	1	7	15661
18095	E 1/2 of 5	7	15661
18078	2	8	15662
18075	S 1/2 of 3	8	15662
18077	N 1/2 of 3	8	15662

Establishing just compensation for the property; appropriating funds in the amount of \$635,000.00 funded from previous authorized project appropriations for the Project and miscellaneous associated expenses; authorizing City staff to negotiate with and to acquire the property from the owners on the approved terms and if necessary; authorizing the City Attorney to file eminent domain proceedings.

2007 - 02 - 15 - 0168

C. An Ordinance accepting fee title to one parcel of land consisting of 0.1676 of an acre, out of Lot 7, Block 1, NCB 14350 from Waltrust Properties, Inc., and five parcels of land totaling 1.0313 acres, more or less from the San Antonio Medical Foundation, in connection with the Medical Center Intersection Improvements Phases II, and IV through VII Project, an authorized Certificate of Obligation project located in District 8.

2007 - 02 - 15 - 0169

Grant Applications and Awards

19. An Ordinance approving and authorizing the execution of an Economic Development Program Grant Agreement with BioMed SA in the amount of \$100,000.00 to promote and facilitate the development of the biotechnology and healthcare industry in San Antonio. [Presented by Robert Peche, Interim Director, Economic Development; Jelynn LeBlanc Burley, Deputy City Manager]. **2007-02-15-0170**

20. An Ordinance authorizing the execution of a contract with the Texas Department of State Health Services in the amount of \$118,318.00 to renew support for the ongoing HIV Surveillance Program of the San Antonio Metropolitan Health District for the period January 1, 2007 through December 31, 2007; and approving the program budget and personnel complement. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager] **2007-02-15-0171**

21. An Ordinance authorizing execution of a contract change with the Texas Department of State Health Services totaling \$147,294.00 which will provide additional support for the ongoing Inner-City School Immunization Program of the San Antonio Metropolitan Health District by increasing the current contract from \$429,812.00 to \$577,106.00 for the period September 1, 2006 through August 31, 2007; and revising the program budget and personnel complement. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager] **2007-02-15-0172**

22. An Ordinance authorizing the ratification of an interlocal agreement totaling \$27,965.32 with the Texas Office for Prevention of Developmental Disabilities for services provided by the San Antonio Metropolitan Health District for the Fetal Alcohol Spectrum Disorders Prevention Project during the period November 1, 2006 through February 28, 2007; adopting the project budget; and approving the personnel complement. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager] **2007-02-15-0173**

23. An Ordinance authorizing the execution of a contract change with the Texas Department of State Health Services in the amount of \$298,000.00 to increase support for the Cities Readiness Initiative of the San Antonio Metropolitan Health District from the current \$197,750.00 to \$495,750.00 and extend the contract period until August 31, 2007; revising the program budget; and adopting the personnel complement. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager] **2007-02-15-0174**

City Code Amendments

24. An Ordinance amending Chapter 2 Article IX, entitled "Boards and Commissions", Sections 2-528 and 2-529 of the City Code, relating to the At-large appointment process, and amending any related Ordinances, as requested by Councilmembers Richard Perez, District

4; Art A. Hall, District 8; and Chip Haass, District 10. [Presented by Leticia Vacek, City Clerk; Sheryl Sculley, City Manager]

2007-02-15-0175

Miscellaneous

25. An Ordinance confirming the continued appointment of Robert Ojeda as the Fire Chief of the City of San Antonio until his replacement assumes the position of Fire Chief. [Presented by Flor D. Garcia, Interim Director, Human Resources; Sharon De La Garza, Assistant to the City Manager]

2007-02-15-0176

26. An Ordinance authorizing the execution of a delegate agency contract with Good Samaritan Center in an amount not to exceed \$37,616.00 for therapeutic dance classes at senior centers throughout the City for the period from March 1, 2007 through September 30, 2007; and appropriating funds. [Presented by Dennis J. Campa, Director, Community Initiatives; Frances A. Gonzalez, Assistant City Manager]

2007-02-15-0177

27. An Ordinance terminating a contract with Family Forward for administration of the Youth Solution Program and authorizing the execution of a contract with the University of Texas at San Antonio for the period January 1, 2007 through September 30, 2007 for continued administration of the program; and authorizing the reallocation of funding in the amount of \$71,604.58. [Presented by Dennis J. Campa, Director, Community Initiatives; Frances A. Gonzalez, Assistant City Manager]

2007-02-15-0178

28. An Ordinance approving the Fiscal Year 2006-2007 annual payment in the amount of \$35,000.00 to the South Central Texas Regional Certification Agency. [Presented by Robert Peche, Interim Director, Economic Development; Jelynn LeBlanc Burley, Deputy City Manager]

2007-02-15-0179

29. A Resolution expressing support for the Texas Bio- and Agro- Defense Consortium proposal to the Department of Homeland Security to locate the National Bio and Agro-Defense Facility in San Antonio. [Presented by Robert Peche, Interim Director, Economic Development; Jelynn LeBlanc Burley, Deputy City Manager]

2007R-02-15-0180

30. An Ordinance authorizing an amendment to the existing Tax Phase-In Agreement with Maxim Integrated Products, Inc. ("Maxim") to exempt 100% of ad valorem taxes on new real and personal property improvements of approximately \$36.2 million, for building renovation and manufacturing equipment to expand operations, for the remaining eight years of a ten-year abatement term. [Presented by Robert Peche, Interim Director, Economic Development; Jelynn LeBlanc Burley, Deputy City Manager]

2007-02-15-0181

31. An Ordinance authorizing the execution of a Letter of Agreement with Community First Health Plans, Inc. (CFHP) allowing the San Antonio Metropolitan Health District to receive reimbursement for providing Medicaid and Children's Health Insurance Program (CHIP)

eligible health services to CFHP enrollees for the period October 1, 2006 through September 30, 2009. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager] **2007-02-15-0182**

32. An Ordinance approving the terms and conditions and authorizing the execution of an agreement with Bexar County which establishes certain terms by which the City of San Antonio will consent to the creation of Bexar County Emergency Services District (ESD) No. 4 within the City's extraterritorial jurisdiction (ETJ). [Presented by Andrew Smith, Director, Intergovernmental Relations; Erik J. Walsh, Assistant City Manager]

2007-02-15-0183

33. An Ordinance approving the terms and conditions and authorizing the execution of an agreement with Bexar County which establishes certain terms by which the City of San Antonio will consent to the creation of Bexar County Emergency Services District (ESD) No. 8 within the City's extraterritorial jurisdiction (ETJ). [Presented by Andrew Smith, Director, Intergovernmental Relations; Erik J. Walsh, Assistant City Manager]

2007-02-15-0184

34. Consideration of the following Ordinances related to the Timberwood Park area disannexation: [Presented by Emil R. Moncivais, Director, Planning and Community Development; T.C. Broadnax, Assistant City Manager]

A. An Ordinance disannexing the area known as Timberwood Park which consists of approximately 4,345 acres from limited purpose annexation status.

2007-02-15-0185

B. An Ordinance removing the Timberwood Park Area from the City of San Antonio's Three-Year Annexation Plan.

2007-02-15-0186

Boards, Commissions and Committee Appointments

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

A. Appointing Helen Dutmer (District 3) to the Board of Adjustment for a term of office to commence February 23, 2007 and expire February 22, 2009.

B. Reappointing Bennie Lunsford (District 6) to Keep San Antonio Beautiful, Inc. for the remainder of an unexpired term of office commencing immediately upon appointment, to expire December 22, 2008.

C. Appointing Carol Marler (District 9) to the San Antonio Commission on Literacy for a term of office commencing immediately upon appointment, to expire May 31, 2007.

- D. Appointing the following to the San Antonio Development Agency: Peter Zanoni to replace Jonathan Starr for the remainder of an unexpired term of office to expire December 18, 2008; Troy Elliott to replace Tim Kelley, Lori Hall to replace Diane Gonzales Cibrian, and Oscar Serrano to replace Shirley Flores for the remainder of unexpired terms of office to expire December 18, 2007, with all four terms to commence immediately upon appointment.

36. City Manager's Report

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

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

- A. Discuss legal issues related to the Police and Fire Collective Bargaining Agreements, pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- B. Deliberations and discussion regarding information relating to economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development) and the purchase, exchange, lease or value of real property pursuant to Texas Government Code Sec. 551.072 (real property) in connection with a Texas A&M University campus in San Antonio.
- C. Deliberate the duties, appointment, and employment of the City Internal Auditor and review process of council-appointed positions, pursuant to Texas Government Code Section 551.074 (personnel matters).

1:45 P.M. TIME CERTAIN ITEMS (may be heard after this time):

- 37. Waiving the current at-large board interview process and appointing an individual to the Planning Commission for the remainder of an unexpired term to expire October 12, 2008, as requested by Councilmember Hall. [Presented by Leticia Vacek, City Clerk]

Nominees are:
Andrew Ozuna
Gopinath Akalkotkar
Sherry Chao

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; T.C. Broadnax, Assistant City Manager; and Zoning Cases presented by Roderick Sanchez, Interim Director, Development Services; Jelynne LeBlanc Burley, Deputy City Manager]

P-1. **PLAN AMENDMENT (District 4 and 5):** An Ordinance amending the Master Plan of the City of San Antonio by adopting the Kelly/South San P.U.E.B.L.O. Community Plan, a 6.31 square mile area bound by Highway 90 on the north, Frio City Road and S. Zarzamora St. on the east, S.W. Military Drive on the south, and Quintana Road, Imperial, General McMullen, Growdon Road, and the San Antonio Port Authority on the west, as a component of the City's Comprehensive Master Plan, as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans." Staff and Planning Commission recommend adoption of the Kelly/South P.U.E.B.L.O Plan.

2007-02-15-0190

✓ Z-1. **ZONING CASE # Z2007057 (District 8):** An Ordinance changing the zoning district boundary from "C-2" Commercial District to "C-3" General Commercial District on Lot 7 and Lot 8, Block 3, NCB 17403, 5000 Block of Beckwith Boulevard as requested by Dalpatbhai Patel, Applicant for Einav LLC, Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0191 ✓

✓ Z-2. **ZONING CASE # Z2006282 CD (District 9):** An Ordinance changing the zoning district boundary from "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to "C-2" ERZD (CD - Mini Warehouse) Commercial Edwards Recharge Zone District with a Conditional Use for a Mini Warehouse over 2.5 acres on P-4 and P-7, NCB 18393, 17875 Blanco Road as requested by SV2020 Joint Venture, Applicant for Katherine Henneke and Carolyn O'Leary, Owners. Staff and Zoning Commission recommend Approval.

2007-02-15-0192 ✓

Z-3. **ZONING CASE #Z2007018 CD (District 10):** An Ordinance changing the zoning district boundary from "C-3" General Commercial District to "C-2" (CD - Wrecker Service) General Commercial District with Conditional Use for a Wrecker Service on 3.529 acres out of NCB 13802, 5206 Randolph Boulevard as requested by Brown, P.C., Applicant for Powers Living Trust, Owner. Staff recommends Denial. Zoning Commission recommends Approval.

Withdrawn by owner

✓ Z-4. **ZONING CASE # Z2007085 S (District 10):** An Ordinance changing the zoning district boundary from "C-2" Commercial District to "C-3 S" General Commercial District with Specific Use Permit for a Mini-Storage Facility Exceeding 2.5 Acres on 3.8791 acres out of NCB 16584, 16000 and 17000 Block of Nacogdoches Road as requested by SS Rolling Oaks, LLC c/o Strickland Construction Company, Applicant for SS Rolling Oaks, LLC c/o Strickland Construction Company, Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0193 ✓

✓ Z-5. **ZONING CASE # Z2006274 (District 10):** An Ordinance changing the zoning district boundary from "C-3" General Commercial District and "I-1" General Industrial District to "R-4" Single-Family Residential District on 28.769 acres out of NCB 14049 and "MF-25"

Multi Family District on 26.932 acres out of NCB 14049, 13900 Block of Lookout Road, as requested by Tesoro Homes Ltd., Applicant, for Cosas Claras Ltd., Owner. Staff recommends Denial. Zoning Commission recommends Approval.

2007-02-15-0194 ✓

✓ Z-6. **ZONING CASE # Z2007059 (District 1):** An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot 6 and Lot 7, Block 8, NCB 1730, 225 E. Locust Street as requested by Gary M. Carter and Ruben L. Castro, Applicants for Gary M. Carter and Ruben L. Castro, Owners. Staff and Zoning Commission recommend Approval.

2007-02-15-0195 ✓

✓ Z-7. **ZONING CASE # Z2007019 (District 2):** An Ordinance changing the zoning district boundary from "C-2" Commercial District and "NP-10" Neighborhood Preservation District to "C-2" (CD - Hotel) Commercial District with a Conditional Use for a Hotel on Lot 4 and Lot 5, Block 1, NCB 17990, 8669 I.H. 10 East and 8673 I.H. 10 East as requested by R. P. Stout, Applicant for Four Corners Hospitality, Inc., Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0196

✓ Z-8. **ZONING CASE # Z2006222 CD (District 2):** An Ordinance changing the zoning district boundary from "I-2" Heavy Industrial District to "R-4" (CD - Dwelling, Two-Family) Residential Single-Family District with a Conditional Use for a Two-Family Dwelling not exceeding 13 units per acre on Lot 30, Block D, NCB 1161, 409 Coleman Street, as requested by HTG Real Property Management, Inc., Applicant, for HTG Real Property Management, Inc., Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0197

✓ Z-9. **ZONING CASE # Z2007083 (District 3):** An Ordinance changing the zoning district boundary from "I-2" Heavy Industrial District to "C-3" General Commercial District on 15.01 acres out of NCB 10879, 3302 Goliad Road as requested by McEntee Engineering and Design, Applicant for Jon Lange, Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0198

✓ Z-10. **ZONING CASE # Z2007068 (District 3):** An Ordinance changing the zoning district boundary from "R-5" Residential Single-Family District to "R-4" Residential Single-Family District on 3.168 acres out of NCB 10839, approximately located at the 3000 to 4000 block of Chandler Road as requested by Andre Bezuidenhout, Applicant for BGB and Company, Inc., Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0199

✓ Z-11. **ZONING CASE # Z2007053 (District 3):** An Ordinance changing the zoning district boundary from "MF-33" Multi-family District and "I-1" General Industrial to "C-2" Commercial District on 0.49 acres out of NCB 7522 and 7525, 1670 Rigsby Avenue as requested by Andy Guerrero, Applicant for Krystal K. Nerio, Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0200

✓ Z-12. **ZONING CASE # Z2007060 CD (District 3):** An Ordinance changing the zoning district boundary from "R-4" Residential Single-Family District to "R-4" CD (professional office)

Single-Family District with a conditional use for a professional office on Lot 22, Block 20, NCB 9615, 103 Glamis Avenue as requested by Santos S. Martinez, Jr., Applicant for Santos S. Martinez, Jr., Owner. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.

2007-02-15-0201

✓ Z-13. **ZONING CASE # Z2007080 (District 4):** An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "C-2" Commercial District on Lot P-28, NCB 16000, 6000 Block of Southwest Loop 410 as requested by Chuck Christian, Applicant for LEKU Texas, LP, Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0202

✓ Z-14. **ZONING CASE # Z2007061 (District 4):** An Ordinance changing the zoning district boundary from "C-3 R" MAOZ-2 General Commercial District, Restrictive Alcohol Sales Military Airport Overlay Zone District-2 to "C-2" MAOZ-2 Commercial Military Airport Overlay Zone District-2 on Tract 1B, NCB 11211, 8800 Block of Interstate Highway 35 South as requested by Mesquite Holding LLC/Herman Ford, Applicant for Mesquite Holding LLC, Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0203

✓ Z-15. **ZONING CASE # Z2007049 (District 5):** An Ordinance changing the zoning district boundary from "MH" Manufactured Housing District to "RM-5" Residential Mixed District on Lot 28 and Lot 29, Block 8, NCB 8736, 2423 West Gerald Avenue as requested by Martin & Drought, P.C., Applicant for Randy S. Vail, Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0204

P-2. **PLAN AMENDMENT CASE # 07002 (District 5):** An Ordinance amending the land use plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of an 11.13 acre tract of land bound by S. Flores St., E. Cevallos St., and Probandt St., more specifically NCB A-14 from Light Industrial land use to Mixed Use land use. Staff and Planning Commission recommend Approval. **Associated Zoning Case #Z2007024**

Z-16. **ZONING CASE # Z2007024 (District 5):** An Ordinance changing the zoning district boundary from "I-2" HS Heavy Industrial Historic Significant District and "I-1" HS General Industrial Historic Significant District to IDZ HS Infill Development Historic Significant Zone with uses permitted within "C-2" Commercial District and "MF-33" Multi-Family District on 11.13 acres out of NCB A-14, 1334 South Flores Street as requested by NRP Group, L.L.C., Applicant for Charlie Acuna, Owner. Staff and Zoning Commission recommend Approval pending Plan Amendment.

✓ Z-17. **ZONING CASE # Z2007097 (District 5):** An Ordinance changing the zoning district boundary from "I-2" Heavy Industrial District to IDZ Infill Development Zone with Uses Permitted in "C-2" Commercial District, "O-1" Office District and "MF-25" Multi Family District on Lot A and Lot D, NCB 2569, 119 Clay Street and 120 East Cevallos Street as requested by the City of San Antonio, Applicant for Billy A. Lawrence/Magnificent So Flo Seven Ltd., Owners. Staff and Zoning Commission

recommend Approval.

2007-02-15-0205

✓Z-18. ZONING CASE # Z2007050 (District 6): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "C-1" Light Commercial District on .204 acres out of NCB 18057, 7903 Culebra as requested by 7903 Culebra, Ltd., Applicant for 7903 Culebra, Ltd., Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0206

✓Z-19. ZONING CASE # Z2007069 (District 6): An Ordinance changing the zoning district boundary from "O-2" Office District to "C-2" Commercial District on Lot 1, Block 3, NCB 14449, 5947 Culebra Road, as requested by Antonio Zavala, dba Zavala Capital Investments, LLC, Applicant for Antonio Zavala dba Zavala Capital Investments, LLC, Owner. Staff recommends Denial. Zoning Commission recommends Approval.

2007-02-15-0207

✓Z-20. ZONING CASE # Z2007003 CD (District 6): An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "C-2NA" (CD-Auto and Vehicle Sales) Commercial District, Nonalcoholic Sales with a Conditional Use for Auto and Vehicle Sales on Lot 7, Lot 8 and Lot 9, Block 35, NCB 8073, 1301 South General McMullen as requested by Carlos Roberto Jimenez, Applicant for Gustavo C. Lopez, Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0208

✓Z-21. ZONING CASE # Z2007081 CD (District 6): An Ordinance changing the zoning district boundary from "R-6" GC-2 Residential Single-Family Gateway Corridor District 2 to "R-6" GC-2 (CD - Group Day Care Home) Residential Single-Family Gateway Corridor District-2 with a Conditional Use for a group day care home on Lot 12, Block 49, NCB 15384, 7042 Coral Tree Lane as requested by Leticia E. Montoya, Applicant for Anthony and Leticia Montoya, Owners. Staff and Zoning Commission recommend Approval.

2007-02-15-0209

Z-22. ZONING CASE #Z2006273 (District 7): An Ordinance changing the zoning district boundary from "BP" Business Park District to "R-4" (CD- Townhomes) Residential Single Family District with a Conditional Use for townhomes with density not exceeding 18 units per gross acre on 16.44 acres out of NCB 18096, 18097, and 18102, 6300 Block of Crystal Bow, as requested by Earl and Associates, Applicant, for Ithaca Investments, L.P., Owner. Staff and Zoning Commission recommend Approval.

✓Z-23. ZONING CASE # Z2007084 S (District 7): An Ordinance changing the zoning district boundary from "C-3" General Commercial District to "C-3 S" General Commercial District with Specific Use Permit for a Mini-Storage Facility Exceeding 2.5 Acres, on 3.2683 acres out of NCB 16663, 3000 Block of Wurzbach Road as requested by SS Ingram Park, LLC c/o Strickland Construction Company., Applicant for SS Ingram Park, LLC c/o Strickland Construction Company, Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0210

✓Z-24. ZONING CASE # Z2007088 (District 7): An Ordinance changing the zoning district boundary from "MF-33" Multi-Family District to "O-1" Office District and "O-2" Office

District on 0.490 acres out of NCB 12479, 3831 Northwest Loop 410 as requested by Brown, P.C., Applicant for Maribal Properties, Inc., Owner. Staff and Zoning Commission recommend Approval.

2007-02-15-0211

5:30 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.