



Int Ord. 99540  
 Int Res. 2004-28-25  
 Int Ord 99581  
 Int Res. 2004-  
 RECEIVED  
 CITY OF SAN ANTONIO  
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**Agenda  
 City Council Meeting  
 Municipal Plaza Building  
 City Hall Complex  
 103 Main Plaza  
 San Antonio, Texas 78205  
 August 12, 2004**

*At any time during the "B" Session or 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).*

I. The City Council will convene for a "B" Session in the B Room of the Municipal Plaza Building at 10:00 A.M. for the following:

Budget Work Session. [Presented by Peter Zanoni, Acting Director, Management & Budget; Erik J. Walsh, Assistant to the City Manager]

- HUD 108 Loan Program
- Capital Budget
- Debt Management Plan

II. The City Council will convene in Council Chambers, Municipal Plaza Building in a Regular Council Meeting at 1:00 P.M.

1. Invocation by Pastor Statt Riddleburger, Pearsall Road Southern Baptist Church, guest of Councilman Richard Perez, District 4, and Pledge of Allegiance.

2. Ceremonial Items.

Swearing in of Councilman Richard Perez, District 4, as Mayor Pro-Tem.

3. Approval of the minutes of the City Council Meeting of May 20, 2004.

**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 FOLLOWING ITEMS WILL BE CONSIDERED AT THE TIMES INDICATED:**

4. 2:00 P.M. – Public Hearing and Consideration of the following Zoning Cases: [Presented by Florencio Peña, Director, Development Services; Christopher J. Brady, Assistant City Manager]

*Continued*  
A. ZONING CASE NUMBER Z2004082 C: The request of Downery Partners, LTD, Applicant, for Downery Partners, LTD, Owner(s), for a change in zoning from "RM-4" Residential Mixed District to "RM-4 C" Residential Mixed District with conditional use authorization for a noncommercial parking lot on Lots 14, 15, and 16, Block 61, NCB 1652, 102 Essex Street, with the following conditions: 1. The parking lot will have no more than 15 parking spaces. 2. A six feet solid fence will be erected along the eastern property line of subject property. 3. All on-site lighting is directed onto the site using 90 degree or less cut-off fixtures. Staff's recommendation was for denial. Zoning Commission has recommended approval. (Council District 2)

*99556*  
B. ZONING CASE NUMBER Z2004130 C: The request of Bexar County Teachers Federal Credit Union, Applicant, for Bexar County Teachers Federal Credit Union, Owner(s), for a change in zoning from "RM-4" Residential Mixed District to "RM-4 C" Residential Mixed District with a conditional use for a federal credit union on Lot 3, Block 8, NCB 1508, 218 Connelly Street. Staff's recommendation was for denial. Zoning Commission has recommended approval. (Council District 2)

*99557*  
C. ZONING CASE NUMBER Z2004047: The request of Gerard A. Mora, Applicant, for Gerard A. Mora, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "C-2NA" Commercial Nonalcoholic Sales District on south 115.5 feet of the west 56.5 feet of Lot 9, Block A, NCB 11025, 809 Monticello Court. Staff's recommendation was for denial. Zoning Commission has recommended approval. (Council District 3)

*99558*  
D. ZONING CASE NUMBER Z2004152: The request of David W. Monnich, Applicant, for Southton Road Venture, Ltd., Owner(s), for a change in zoning from "FR" Farm and Ranch District to "RD" Rural District on Lots 101 102, and 103, P-297, Block 1, NCB 16626, property located at the southwest corner of the intersection of Donop Road, Southton Road and I-37. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 3)

*Continued for week 2*  
E. ZONING CASE NUMBER Z2004020: The request of Bilmar Construction, LP, Applicant, for Rosin-Johnson, Inc., Owner(s), for a change in zoning from "I-1" General Industrial District to "R-5" Residential Single-Family District on 32.7 acres, "C-2" Commercial District on 6.7 acres, and "MF-25" Multi-Family District on 5.2 acres out of NCB 18560 on 44.6 acres out of NCB 18560, west of the intersection of Bandera & Eckhert Road. Staff's recommendation was for denial. Zoning Commission has recommended denial. (Council District 7)

F. ZONING CASE NUMBER Z2004147: The request of City of San Antonio, Applicant, for Multiple Property Owners, for a change in zoning from "DR" Development Reserve District to "MI-2" Mixed Heavy Industry District on property generally bound by Leon Creek to the north, the Medina River to the south, and Applewhite Road to the west. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 3)

G. ZONING CASE NUMBER Z2004131: The request of Brett Baillio, Applicant, for Three Lee Properties Limited, Owner(s), for a change in zoning from "R-5" Residential Single-Family District to O-2 Office District on 0.175 acres out of NCB 13405. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 1)

H. ZONING CASE NUMBER Z2004134: The request of Gallagher Headquarters Ranch Development, Ltd., Applicant, for Concord Oil Company, Owner(s), for a change in zoning from "C-1 S H HS" Commercial District with a specific use authorization for a hospital, Historic District with Historic Significance to "IDZ H HS" with uses permitted in "RM-4" on the northwest 80 feet of Lots 12 through 18 and uses permitted in "C-2" and a hotel with related bar, restaurant and health club services on Lots 1 through 8 and the southeast 86 feet of Lots 12 through 18, Historic District with Historic Significance on Lots 1 through 9 and 12 through 18, Block 6, NCB 747, 323 Johnson Street and 1118 and 1120 South Alamo Street. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 1)

I. ZONING CASE NUMBER Z2004143 S: The request of Rex Stone and Judith L. Hall, Applicant, for Rex Stone and Judith L. Hall, Owner(s), for a change in zoning from "H RM-4 HE" Historic Residential Mixed Historic Exceptional District to "H RM-4 HE S" Historic Residential Mixed Historic Exceptional District with a specific use authorization for a bed and breakfast on .6250 acres out of Block 4, NCB 2879 and Block 2, NCB 946, 332 Adams Street. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 1)

J. ZONING CASE NUMBER Z2004155: The request of Kathleen G. Halka, MD, Applicant, for Kathleen G. Halka, MD, Owner(s), for a change in zoning from "I-1" General Industrial District to "C-2" Commercial District on Lot 15, NCB 810, 724 Lexington Avenue. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 1)

K. ZONING CASE NUMBER Z2003173-25: The request of City of San Antonio, Applicant, for Multiple Owners, Owner(s), for a change in zoning from "DR" Development Reserve District to "R-20" Residential Single-Family District on CB 4286B, Lots 1 through 37; and CB 4286B, Block 1, Lots 5 through 8, property generally located south of Loop 410 South, west of Zarzamora Street, and east of State Highway 16. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 3)

L. ZONING CASE NUMBER Z2004089: The request of Domingo P. Maldonado, Jr., Applicant, for Domingo P. Maldonado, Jr., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to MF-25 Multi-Family District on Lot 300B, Block 30, NCB 11129, 200 Buchanan Boulevard. Staff's recommendation was for denial. Zoning Commission has recommended approval. (Council District 3)

*Proposed by Applicant*

ZONING CASE NUMBER Z2004139 P: The request of Pape-Dawson Engineers, Inc., Applicant, for Brazos De Santos, Owner(s), for a change in zoning from "UD" Urban Development District to "C-2 P" Commercial, Pedestrian Friendly District on 4.95 acres out of NCB 18088 and CB 4285, property located at the southeast corner of the intersection of South Zarzamora and Loop 410 South. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 3)

*Continued for 30 days*

N. ZONING CASE NUMBER Z2004086: The request of Continental Homes, Applicant, for Continental Homes, Owner(s), for a change in zoning from "NP-10" Neighborhood Preservation District and "C-3" General Commercial District to "R-5" Residential Single-Family District on 201.97 acres; "R-6" Residential Single-Family District on 66.39 acres; "PUD R-4" Planned Unit Development Residential Single-Family District on 48.40 acres, "MF-33" Multi-Family District on 22.06 acres, and "C-3" General Commercial District on 17.77 acres, all out of NCB 18044 on property located at the southwest corner of the intersection of Loop 410 West and Ray Ellison Blvd. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 4)

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O. ZONING CASE NUMBER Z2004133: The request of Robert Valdez, Applicant, for Robert Valdez, Owner(s), for a change in zoning from "C-3NA" General Commercial District, Nonalcoholic Sales to "C-2" Commercial District on the northeast 115 feet of the southeast 105 feet of P-108A, NCB 11300, 8615 New Laredo Highway. Staff's recommendation was for approval. Zoning Commission has recommended denial. (Council District 4)

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P. ZONING CASE NUMBER Z2004145: The request of Kaufman & Associates, Inc., Applicant, for John L. Santikos, Owner(s), for a change in zoning from "R-6" Residential Single Family District to "C-3" General Commercial District on 27 acres out of NCB 34362. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 4)

*995679*

Q. ZONING CASE NUMBER Z2003239 C: The request of Ernesto Gomez, Applicant, for Ernesto Gomez, Owner(s), for a change in zoning from "R-4" Residential Single-Family District to "C-1 C" Light Commercial District with a conditional use for auto and light truck repair on Lot 3, Block 1, NCB 3404, 2108 Tampico. Staff's recommendation was for approval. Zoning Commission has recommended approval with recommended conditions. (Council District 5)

*Denial*

R. ZONING CASE NUMBER Z2004034: The request of Jerardo Cavazos, Applicant, for Jerardo Cavazos, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "PUD R-6" Planned Unit Development Residential Single-Family District on Lot 21, Block 2, NCB 6776, 1027 Kirk Place. Staff's recommendation was for denial. Zoning Commission has recommended approval. (Council District 5)

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S. ZONING CASE NUMBER Z2004138 S: The request of Jerry Arredondo, Applicant, for Prolink Investment, Inc., Owner(s), for a change in zoning from "C-3" General Commercial District, "C-2" Commercial District and "MF-33" Multi-Family District to "C-3NA S" General Commercial Nonalcoholic Sales District with specific use authorization for a mini-storage exceeding 2.5 acres on 5.59 acres out of Lots 30 and 32, Block 8, NCB 14538, north side of Farragut Drive. Staff's recommendation was for approval. Zoning Commission has recommended approval with the following conditions: 1. Hidden refuse 2. A Type E (35 foot) buffer adjacent to residential zoned parcels 3. Hours of operation 6:00 a.m. to 10:00 p.m. 4. Down lighting, cameras and access pads 5. Earthtone color selection only for buildings and overhead doors. (Council District 6)

99569  
T. ZONING CASE NUMBER Z2004141: The request of Westover Hills Development Partners, L. P., Applicant, for Westover Hills Development Partners, L. P., Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-2" Commercial District on P-31, NCB 17642, northeast corner of the intersection of Wiseman Boulevard and proposed Rogers Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 6)

99570  
U. ZONING CASE NUMBER Z2004154: The request of Rachel Major, Applicant, for John L. Santikos, Owner(s), for a change in zoning from "I-1" General Industrial District to "C-3" General Commercial District on Lot P-1E, Block 3, NCB 18233. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 6)

99571  
V. ZONING CASE NUMBER Z2004129: The request of Brown, P. C., Applicant, for FC Properties One, Ltd., Owner(s), for a change in zoning from "C-3" General Commercial District to "RM-4" Residential Mixed District on 7.101 acres out of NCB 18307, the northwest side of Old Tezel Road between Tezel Road and Guilbeau Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 7)

99572  
W. ZONING CASE NUMBER Z20266: The request of Roy Horn, III, Applicant, for LB Horn Jr., Owner(s), for a change in zoning from "O-2" Office District to "C-2" Commercial District on Lots 3 and 4, Block S, NCB 14667, 6300 Block of Babcock Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 7)

99573  
X. ZONING CASE NUMBER Z2004166: The request of Falcon International Bank c/o Hugo A. Gutierrez III, Applicant, for Falcon International Bank, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "C-3" General Commercial District on 12.00 acres out of Block 8, NCB 14867, 12166 Bandera Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 8)

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Y. ZONING CASE NUMBER Z2004140: The request of CR 2-B, Ltd., Applicant, for CR 2-B, Ltd., Owner(s), for a change in zoning from "C-1 ERZD" Light Commercial Edwards Recharge Zone District to "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District on 3.228 acres out of NCB 19217, Canyon Golf Road approximately 5625 feet from Stone Oak Parkway and at the City Limits. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 9)

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ZONING CASE NUMBER Z2004156: The request of Alamo Park, Inc., Applicant, for Alamo Park, Inc., Owner(s), for a change in zoning from "C-3" Commercial District to "MXD" Mixed Use District on 13.72 acres out of NCB 8702,304 Basse Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 9)

AA. ZONING CASE NUMBER Z2004162: The request of Scot Riklin, Applicant, for Lazy C, Ltd., Owner(s), for a change in zoning from "R-5" Residential Single Family District to "C-2NA" Commercial District, Nonalcoholic Sales on the west 72.41 feet of Lot 30, NCB 11888, 156 West Sunset Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 9)

BB. ZONING CASE NUMBER Z2004168 S: The request of Methodist Healthcare System of San Antonio Ltd., L. L. P., Applicant, for CIRI Apartments, Ltd. (Rick Beck), Owner(s), for a change in zoning from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-3 ERZD S" General Commercial Edwards Recharge Zone District with specific use authorization for a hospital on 37.90 acre tract of land out of NCB 15669, the northeast corner of the intersection of Hardy Oak Boulevard and East Sonterra Boulevard. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 9)

CC. ZONING CASE NUMBER Z2004153: The request of Joe L. Urby Jr./Stacey Waldren, Applicant, for Joe L. Urby Jr., Owner(s), for a change in zoning from "R-20" Residential Single-Family District to "MF-25" Multi-Family District on Parcel 43, Block 5038, NCB 14049, 13665 Toepperwein Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 10)

DD. ZONING CASE NUMBER Z2004158 C: The request of Doug Miller, Applicant, for Diamond Shamrock, Inc., Owner(s), for a change in zoning from "C-2" Commercial District to "C-2 C" Commercial District with conditional use for an automatic self service drive-thru car wash on Lot 1, Block 84, NCB 17726, Judson Road and Northwest Loop 1604 East access road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 10)

EE. ZONING CASE NUMBER Z2004164: The request of E. Roger Campos, Jr., Applicant, for Sci-Texas Funeral Services Inc., Owner(s), for a change in zoning from "R-5" Residential Single Family District to "C-3NA" General Commercial District, Nonalcoholic Sales on 0.281 acres out of NCB 12165, 1701 Austin Highway. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 10)

FF. ZONING CASE NUMBER Z2004165 S: The request of David C. Dickson, Applicant, for David C. Dickson, Owner(s), for a change in zoning from "C-3" General Commercial District to "L S" Light Industrial District with specific use authorization for truck repair and maintenance on 8.562 acres out of P-26, NCB 15684, 11015 Perrin Beitel Road. Staff's recommendation was for approval. Zoning Commission has recommended approval. (Council District 10)

- 3:00 P.M. – Annual Report on the status of the 2003-2007 Bond Program from the Joint City/County Citizens Bond Oversight Commission. [Introduced by Thomas G. Wendorf, Director, Public Works; Presented by Terrell McCombs, Chairman, Citizens Bond Oversight Commission]
- 6. 5:00 P.M. – Citizens to Be Heard.
- 7. 5:30 P.M. – Consider a resolution Concerning the USA PATRIOT Act, as requested by Councilwoman Patti Radle, District 5. [Presented by Andrew Martin, City Attorney; Terry M. Brechtel, City Manager]

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

**CONSENT AGENDA**

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

- 8. An Ordinance accepting the low responsive bid submitted by Peerless Equipment, Ltd. to provide the City of San Antonio Police Department with water well improvements at the Growden Road Vehicle Storage Facility for a total amount of \$197,985.00. [Presented by Janie B. Cantu, Director, Purchasing & General Services; Erik J. Walsh, Assistant to the City Manager]
- 9. An Ordinance accepting the low responsive bids submitted by Texana Machinery, item 1; Cooper Equipment Co., item 2; CESA Equipment Inc., (WBE), item 3; Waukesha-Pearce Industries Inc., items 4, 9, 10 and 11; Holt Cat, items 5 and 6; Quality Equipment Co., items 7 and 13; Alamo Ag-Con Equipment Inc., items 8 and 15; and Romco Equipment Co., item 14 to provide the City of San Antonio Public Works and Environmental Services Departments with heavy equipment for a total amount of \$1,788,334.39. [Presented by Janie B. Cantu, Director, Purchasing & General Services; Erik J. Walsh, Assistant to the City Manager]

**Capital Improvement Items**

- 10. An Ordinance accepting the low, responsive bid in the amount of \$152,588.00 from Cato Electric Company to perform construction services in connection with the Collins Gardens Park Improvements – Phase 2 Project, located in Council District 5; authorizing the execution of a construction contract; authorizing \$13,827.00 for construction contingency expenses; authorizing \$1,000.00 for park materials, for a total amount of \$167,415.00 from 1999-2004 Park Bond funds; appropriating funds; and providing for payment. [Presented by Malcolm Matthews, Director, Parks and Recreation; Christopher J. Brady, Assistant City Manager]

**Miscellaneous**

- 11. An Ordinance authorizing the execution of a change to the contract between the Texas Department of Health (TDH) and the San Antonio Metropolitan Health District which will revise the budget of the AIDS Surveillance Program of the San Antonio Metropolitan Health District and reduce the total budget of the program by \$31,409.00 for the period April 1, 2004 through December 31, 2004; and approving revisions to the program budget and the personnel complement. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager]

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12. An Ordinance authorizing the acceptance of \$199,444.00 from the Texas Department of Health (TDH) to renew support for the Tuberculosis Prevention and Control Program of the San Antonio Metropolitan Health District for the period September 1, 2004 through August 31, 2005; approving the execution of a change to the contract with TDH; adopting the program budget; approving the personnel complement; and authorizing payments for contractual services. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager]

99542  
13. An Ordinance authorizing the acceptance of \$77,046.00 from the Texas Department of Health (TDH) to renew support for the Sexually Transmitted Disease (STD) Control Program of the San Antonio Metropolitan Health District for the period September 1, 2004 through August 31, 2005; approving the execution of a change to the contract with TDH; 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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14. An Ordinance authorizing the acceptance of \$66,000.00 from the Texas Department of Health (TDH) to renew support for the Family Health Population Based Core Public Health Program of the San Antonio Metropolitan Health District for the period September 1, 2004 through August 31, 2005; approving the execution of a change to the contract with TDH; adopting the program budget; and approving the personnel complement. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager]

99544  
15. An Ordinance authorizing the acceptance of up to \$34,500.00 from the Texas Department of Health (TDH) to renew support of the Milk and Dairy Laboratory Sample Testing Program of the San Antonio Metropolitan Health District for the period September 1, 2004 through August 31, 2005; authorizing the execution of the contract; and adopting the program budget. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager]

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16. An Ordinance authorizing the execution of an amendment to an agreement with Parent/Child Incorporated (PCI) which will allow the San Antonio Metropolitan Health District to provide approximately 1,800 additional physical examinations to children enrolled in PCI Programs on a reimbursable fee-for-service basis for an additional amount not to exceed \$109,100.00, with the total agreement amount not to exceed \$238,600.00 for the period March 1, 2004 to January 31, 2005; revising the project budget and personnel complement; and authorizing payments for contractual services. [Presented by Dr. Fernando A. Guerra, Director, Health; Frances A. Gonzalez, Assistant City Manager]

99545  
17. An Ordinance authorizing the submission of an application to the U.S. Department of Homeland Security for a grant in the amount of \$400,000.00, which, if awarded, will be used to sustain planning of the Metropolitan Medical Response System, a system established to be a primary resource to Weapons of Mass Destruction incidents. [Presented by Robert Ojeda, Fire Chief; Christopher J. Brady, Assistant City Manager]

99551  
18. An Ordinance naming a Traffic Island located at the intersection of Fredericksburg Road, Michigan Avenue and West French Place in Council District 1 as the "Liz Davies Greenspace" in Council District 1. [Presented by Malcolm Matthews, Director, Parks and Recreation; Christopher J. Brady, Assistant City Manager]

**Board, Commissions and Committee Appointments.**

19. Consideration of the following board appointments: [Presented by Leticia M. Vacek, City Clerk; Erik J. Walsh, Assistant to the City Manager]

An Ordinance appointing Julie Gonzales (District 7) and Joshua Sandoval (District 7) to the San Antonio Youth Commission for terms of office to expire on June 1, 2005 and June 1, 2006, respectively.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

20. 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 approximately 0.2858 acres, located at 102 Essex Road in Council District 2, from Medium Density, Single-Family and Mixed Residential Land Use to Neighborhood Commercial Land Use. Staff's recommendation is for denial. The Planning Commission recommends denial. [Presented by Emil R. Moncivais, Director, Planning; Jelynne LeBlanc Burley, Assistant City Manager]

21. 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 approximately 0.2478 acres, located at 218 Connelly Street in Council District 2, from Medium Density, Residential Land Use to Neighborhood Commercial Land Use. Staff's recommendation is for approval. The Planning Commission recommends approval. [Presented by Emil R. Moncivais, Director, Planning; Jelynne LeBlanc Burley, Assistant City Manager]

22. 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 approximately 0.15 acres, located at 809 Monticello Court in Council District 3, from Medium Density, Residential Land Use to Neighborhood Commercial Land Use. Staff's recommendation is for approval. The Planning Commission recommends approval. [Presented by Emil R. Moncivais, Director, Planning; Jelynne LeBlanc Burley, Assistant City Manager]

23. An Ordinance amending the land use plan contained in the Southside Initiative Community Plan, a component of the Master Plan of the City, by changing the use of approximately 8.29 acres in Council District 3, generally bound by Southton Road on the north, I.H.-37 on the east, and Donop Road on the south and west, from Agriculture Land Use to Rural Living Land Use. Staff's recommendation is for approval. The Planning Commission recommends approval. [Presented by Emil R. Moncivais, Director, Planning; Jelynne LeBlanc Burley, Assistant City Manager]

24. 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 approximately 48.33 acres, located in NCB 18560, P-66A, near the northwest quadrant of the intersection of Bandera Road and Eckhert Road in Council District 7, from Industrial Land Use to Community Commercial, High Density Residential, and Single-Family Residential Land Uses. Staff's recommendation is for approval. The Planning Commission recommends denial. [Presented by Emil R. Moncivais, Director, Planning; Jelynne LeBlanc Burley, Assistant City Manager]

25. An Ordinance amending Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, by amending Article III to amend Section 35-310.15 and to create a new zoning district by adding Section 35-310.19 "MI-2" Mixed Heavy Industrial District, and amending various sections of Article III to include the new district. Staff's recommendation is for approval. The Zoning Commission recommends approval. [Presented by Emil R. Moncivais, Director, Planning; Jelynne LeBlanc Burley, Assistant City Manager]

26. An Ordinance designating the extension of Council Districts 3 and 4 to include the territory within the Southside Initiative Expansion Limited Purpose Annexation area. [Presented by Emil R. Moncivais, Director, Planning; Jelynne LeBlanc Burley, Assistant City Manager]

27. An Ordinance authorizing execution of an amendment to the concession agreement between the City and Tower Foods, Inc. for use of the Tower of the Americas in City Council District 1 to extend the contract term and to revise the percentage of revenue paid to the City. [Presented by Malcolm Matthews, Director, Parks and Recreation; Christopher J. Brady, Assistant City Manager]

28. An Ordinance ordering a Special Election to be held on the 5<sup>th</sup> day of February, 2005, in the City of San Antonio, Texas, in accordance with Chapter 334, Texas Local Government Code, as amended, and other applicable law, on the question of implementing and approving City Council Resolution No. 2004-27-23 which designates, and provides for the planning, acquisition, establishment, development, construction, or renovation of, and the method of financing for the Edwards Aquifer Protection Venue Project; making provision for the holding of said election; and providing for an effective date. [Presented by Leticia M. Vacek, City Clerk; Erik J. Walsh, Assistant to the City Manager]

29. City Manager's Report. - *None*

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

Discuss lease and economic development negotiations and related legal issues concerning a request by the Dallas Cowboys NFL Team to conduct its training camp in San Antonio, at the Alamodome, in the years 2005-2007, pursuant to Texas Government Code Sections 551.072 (deliberations involving real property), 551.087 (deliberations regarding economic development negotiations), and 551.071 (consultation with attorney).

III. The City Council will convene at 7:00 P.M. or at the conclusion of the Council Meeting for a Budget Work Session.

- **Infrastructure**
  - Public Works
    - Stormwater
    - Streets
    - Parking
  - Environmental Services