

First Ordinance
2007-08-16-0865

Last Ordinance
2007-08-16-0893

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Agenda
City Council Meeting
Municipal Plaza Building
City Hall Complex
103 S. Main Ave
San Antonio, TX 78205
August 16, 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
- 2:00PM:** Neighborhood Plan and Zone Amendments
- 5:45PM:** 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.

For additional information on any item on this agenda, please visit www.sanantonio.gov or call 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 Sister Mary Louise Barba, Superior General, Missionary Catechists of Divine Providence. Guest of Councilmember Delicia Herrera, District 6.
- 2. Pledge of Allegiance.
- 3. Approval of Minutes for the June 22 and 28, 2007 City Council meetings.

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

ACTION ITEMS FOR STAFF BRIEFING

- 4. Presentation of the FY 2008 proposed Budget [Presented by Sheryl Sculley, City Manager]

A. An Ordinance proposing the ad valorem tax rate for Tax Year 2007.

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B. An Ordinance scheduling the public hearings on the proposed budget for FY 2007-2008 and on the proposed tax rate for Tax Year 2007.

2007 - 08 - 16 - 0866

- 5. Consideration of the following Ordinances relating to the Voelcker Park Project, located in District 9: [Frances A. Gonzalez, Assistant City Manager; Malcolm Matthews, Director, Parks and Recreation]

A. An Ordinance approving a total amount of \$585,582.00 for design services to include the selection of Stephen Stimson Associates/D.I.R.T. Studio for a professional services contract in an amount up to \$399,565.00, and accepting a \$5,000 donation from the San Antonio Parks Foundation for use in this authorized 2007 Park Bond Funded Project.

2007 - 08 - 16 - 0867

B. An Ordinance approving a Voelcker Park Caretaker Lease Agreement with Dale Chumbley for a three-year term beginning on September 1, 2007 and ending on August 31, 2010, for a monthly rental fee of one hundred dollars (\$100.00).

2007 - 08 - 16 - 0868

CONSENT AGENDA

Purchase of Equipment, Supplies and Services

- 6. 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 and FY 2007-

2008 for a combined estimated cost of \$425,390.00, including: (A) American Eurocopter helicopter parts; (B) pedestrian countdown timers; (C) flex beams, guard posts and allied items; (D) Case Construction equipment parts and service; (E) printing of publications for Aviation Department; (F) San Antonio Express-News online database; and (G) Sony laptop computers and accessories. [Sharon De La Garza, Assistant to the City Manager; Janie Cantu, Director, Purchasing & Contract Services]

2007-08-16-0869

Capital Improvements

7. An Ordinance approving a total construction project amount of \$438,306.63 to include awarding a \$406,000.00 contract with Robinson Landscape and Construction, Inc. to construct park improvements as part of the Stone Oak Park Improvements Project – Phase 3, an authorized 2003 Park Bond Project located in Council District 9. [Frances A. Gonzalez, Assistant City Manager; Malcolm Matthews, Director, Parks and Recreation]

2007-08-16-0870

Acquisition, Sale or Lease of Real Property

8. An Ordinance authorizing a five-year renewal of a lease allowing the City to use 350 General Services Administration parking spaces at 727 East Durango across the street from the federal building. [Penny Postoak Ferguson, Assistant City Manager; Paula X. Stallcup, Director, Downtown Operations]

2007-08-16-0871

Grant Applications and Awards

9. An Ordinance creating four (4) full-time grant-funded positions in the San Antonio Fire Department, Office of Emergency Management, and approving the use for salaries of grant funds previously appropriated through the United States Department of Homeland Security's Urban Area Initiatives Grant. [Erik J. Walsh, Assistant City Manager; Charles N. Hood, Fire Chief]

2007-08-16-0872

10. An Ordinance authorizing the submission of a grant application and acceptance of funds upon award from the Texas Preservation Trust Fund, Texas Historical Commission for approximately \$30,000.00 for signage at the Main Plaza project. [T.C. Broadnax, Assistant City Manager; Emil R. Moncivais, Director, Planning and Community Development]

2007-08-16-0873

Miscellaneous

11. An Ordinance authorizing a contract with Novartis Vaccines and Diagnostics, Inc. for up to \$128,663.00 for the San Antonio Metropolitan Health District to conduct an influenza clinical vaccine study for the period September 1, 2007 through August 31, 2010; and authorizing payments. [Frances A. Gonzalez, Assistant City Manager; Fernando A. Guerra, Director, Health]

2007-08-16-0874

12. An Ordinance approving a Letter of Agreement with the San Antonio Housing Authority for

the San Antonio Metropolitan Health District to provide comprehensive health assessments for residents of the Villas de Fortuna, Blue Ridge, Sunflower, Palm Lake and Mirasol subdivisions for the period of August 1, 2007 through December 31, 2007. [Frances A. Gonzalez, Assistant City Manager; Fernando A. Guerra, Director, Health]

2007-08-16-0875

13. 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 claim filed by Joseph Fennell, pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- B. Discuss legal issues related to towing services contract pursuant to Texas Government Code Section 551.071 (consultation with attorney).

2:00 P.M. TIME CERTAIN ITEMS (may be heard after this time): Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. [Land Use Plan Amendments presented by Emil R. Moncivais, Director, Planning; T.C. Broadnax, Assistant City Manager; and Zoning Cases presented by Roderick Sanchez, Director, Development Services; Jelynn LeBlanc Burley, Deputy City Manager]

Z-1. ZONING CASE # Z2007232 S (District 10): An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "C-3" S General Commercial District with a Specific Use Permit for a Contractor's Facility on Lot P-12 and Lot P-17, NCB 17153, 14940 Judson Road as requested by KMAC Construction, Applicant for Lola Koltermann and Charles and Janice Williams, Owners. Staff and Zoning Commission recommend Approval of "C-2" (CD-Contractor's Facility) with conditions.

2007-08-16-0876

Z-2. ZONING CASE # Z2007215 CD (District 2): An Ordinance changing the zoning district boundary from "MF-33" Multi-Family District and "R-5" Residential Single Family District to "C-2" (CD-Mini Warehouse) Commercial District with a Conditional Use for a Mini Warehouse exceeding 2.5 acres on Lots 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B, 9B, 10B, 11B, 12B and 13B, NCB 10614, 4603, 4607 and 4426 East Houston Street, as requested by Carol Gagliardi, Applicant for The Standage Company, Owner. Staff and Zoning Commission recommend Approval.

continued to Sept 20

Z-3. ZONING CASE # Z2007233 (District 2): An Ordinance changing the zoning district boundary from "I-2 EP-1" Heavy Industrial Event Parking District to "R-5 EP-1" Residential Single-Family Event Parking District on Lot 23, Block 4, NCB 13974, 3747 Belgium, as requested by Cascade Reiland Investments, LLC, Applicant for Cascade Reiland Investments, LLC, Owner. Staff and Zoning Commission recommend Approval.

2007-08-16-0877

Z-4. **ZONING CASE # Z2007216 CD (District 3):** An Ordinance changing the zoning district boundary from "C-2" Commercial District to "C-2" (CD-Auto and Vehicle Sales) Commercial District with a Conditional Use for Auto and Vehicle Sales on Lot 58 and Lot 59, NCB 7895, 712 Stonewall Avenue as requested by Brown, P. C., Applicant for Alberto Macias, Owner. Staff recommends Denial. Zoning Commission recommends Approval.

2007-08-16-0878

Z-5. **ZONING CASE # Z2007229 (District 3):** An Ordinance changing the zoning district boundary from "R-4" Residential Single-Family District to "C-1" Light Commercial District on Lot 4, Block B, NCB 11026 and "C-2" Commercial District on Lot 3, Block B, NCB 11026, 2522 and 2526 East Southcross Boulevard as requested by Ricardo Saenz Trevino, Applicant for Ricardo Saenz Trevino, Owner. Staff and Zoning Commission recommend Approval.

2007-08-16-0879

Z-6. **ZONING CASE # Z2007230 CD (District 3):** An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "R-6" (CD-Two Family Dwelling) Residential Single-Family District with a Conditional Use for a Two-Family Dwelling on Lot 176F, Block 14, NCB 11110, 9022 Garnett Avenue, as requested by Ivste, Inc., Applicant for Ivste, Inc., Owner. Staff and Zoning Commission recommend Approval.

2007-08-16-0880

P-1. **PLAN AMENDMENT # 07019 (District 3):** An Ordinance amending the land use plan in the City South Community Plan, a component of the Master Plan of the City, by changing the use of a 650 acre tract of land located at the south east corner of U.S. Hwy 281 South and S. Loop 410 from Agriculture land use to Rural Living and Urban Living land uses and Rural Living land use to Urban Living land use. Staff, Planning Commission and the City South Management Authority recommend Approval. **Associated Zoning Case # Z2007242**

2007-08-16-0881

Z-7. **ZONING CASE # Z2007242 (District 3):** An Ordinance changing the zoning district boundary from "UD" Urban District, "RD" Rural District and "FR" Farm and Ranch District to "UD" Urban District (on 234.52 acres out of CB 4283 and NCB 15647) and "RD" Rural District (on 1573.42 acres out of CB 4283 and NCB 15647) on 1807.94 acres out of NCB 15647 and CB 4283, 2000 - 2100 Block of East Chavaneaux Street, 1900 - 2100 Block of Goeth Road and 11000 - 13000 Block of FM 1937, as requested by ESA Residential Development, Inc., Applicant for ESA Residential Development, Inc., E-TM Land Investments, Ltd., Terramark Communities, Ltd., Owners. Staff, Zoning Commission and City South Management Authority recommend Approval, pending plan amendment.

2007-08-16-0882

P-2. **PLAN AMENDMENT # 07018 (District 4):** An Ordinance amending the land use plan in the City South Community Plan, a component of the Master Plan of the City, by changing the use of a 4.47 acre tract of land located at 18394 S State Highway 16 from Agriculture to Agriculture and Light Industrial land use. Staff, Planning Commission and the City South Management Authority recommend Approval. **Associated Zoning Case # Z2007213.**

2007-08-16-0883

Z-8. **ZONING CASE # Z2007213 (District 4):** An Ordinance changing the zoning district boundary from "FR" Farm and Ranch District to "MI-1" Mixed Light Industry District on 4.45 acres out of CB 4201, 18394 State Highway 16 South as requested by HTG Real Property Mgmt. Inc., Applicant for HTG Real Property Mgmt. Inc., Owner. Staff and Zoning Commission recommend Approval pending Plan Amendment.

2007-08-16-0884

Z-9. **ZONING CASE # Z2007148 CD (District 5):** An Ordinance changing the zoning district boundary from "R-4" Residential Single-Family District to "C-1" (CD - Auto Sales) Light Commercial District with a Conditional Use for Auto Sales on 0.543 acres out of NCB 7895, 718 Stonewall Avenue as requested by Marcus Garza, Applicant for Marcus Garza, Owner. Staff recommends Denial. Zoning Commission recommends Approval of "C-1" pending a plan amendment.

2007-08-16-0885

Z-10. **ZONING CASE # Z2007240 (District 5):** An Ordinance changing the zoning district boundary from "I-2" Heavy Industrial District and "O-2" Office District to "IDZ" Infill Development Zone with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District on Lot 13, NCB 9644, 1901 South San Marcos as requested by Brown, P.C., Applicant for San Antonio Housing Authority. Staff and Zoning Commission recommend Approval.

2007-08-16-0886

Z-11. **ZONING CASE # Z2007241 (District 5):** An Ordinance changing the zoning district boundary from "C-3 R" General Commercial District, Restrictive Alcohol Sales to "C-2" Commercial District on Lot 1, Lot 2 and Lot 3, Block 19, NCB 8700, 3701 Nogalitos Street as requested by Hugo A. Mora, Applicant for Leopoldo C. Vera and Beatrice Vera, Owners. Staff and Zoning Commission recommend Approval.

2007-08-16-0887

Z-12. **ZONING CASE # Z2007223 CD (District 7):** An Ordinance changing the zoning district boundary from "R-6" Residential Single-Family District to "R-6" (CD-Adult Day Care Facility) Residential Single-Family District with a Conditional Use for an Adult Day Care Facility on Lot 32, Lot 33, Lot 34, Lot 35 and Lot 36, NCB 7360, 111 Haverhill Drive as requested by Al Salazar, Applicant for The Episcopal Church Corporation in West Texas, Owner. Staff and Zoning Commission recommend Approval.

2007-08-16-0888

Z-13. **ZONING CASE # Z2007235 CD (District 7):** An Ordinance changing the zoning district boundary from "C-3" General Commercial District to "C-3 NA" (CD-Food Processing) General Commercial Nonalcoholic Sales District with a Conditional Use for Food Processing on .0418 acres out of Lot 33-U, NCB 11514, 1409 Bandera Road (Contained Within 1411 Bandera Road) as requested by Lee Martinez, Applicant for Rafael Sanchez and Patricia Valdez, Owners. Staff and Zoning Commission recommend Approval.

2007-08-16-0889

Z-14. **ZONING CASE # Z2007244 (District 7):** An Ordinance changing the zoning district boundary from "I-1" General Industrial District to "C-3" General Commercial District on a .076 acre tract out of Lot 27, Block 1, NCB 18571, 7795 Mainland Drive as requested by Raji Kumar Satsangi, Applicant for Raji Kumar Satsangi, Owner. Staff and Zoning Commission recommend Approval.

2007-08-16-0890

Z-15. **ZONING CASE # Z2007192 CD S (District 8):** An Ordinance changing the zoning district boundary from "R-6" Residential Single Family District to "C-3" (CD-Freight Depot) S General Commercial District with a Conditional Use and a Specific Use Permit for a Freight Depot on 9.004 acres out of NCB 14848, 15080 Tradesman Drive as requested by Brown, P.C. Applicant for LinRy, LP, Owner. Portions of this property are located within the Edwards Recharge Zone District; however, the applicant is not proposing to remove or alter this overlay boundary. Staff and Zoning Commission recommend Approval.

2007-08-16-0891

Z-16. **ZONING CASE # Z2007239 (District 9):** An Ordinance changing the zoning district boundary from PUD "MF-25" Planned Unit Development Multi-Family District to "MF-25" Multi-Family District on 28.72 acres out of NCB 17721, 15150 Blanco Road, as requested by Blanco Bitters Ltd., Applicant for Blanco Bitters Ltd., Owner. Staff and Zoning Commission recommend Approval.

2007-08-16-0892

P-3. **PLAN AMENDMENT #06008 (District 5):** An Ordinance amending the Nogalitos / S. Zarzamora Community Plan, a component of the Master Plan of the City, for an area covering approximately 0.543 acres of land on 718 Stonewall by changing the Land Use Plan designation from Low Density Residential to Neighborhood Commercial. Staff and Planning Commission recommend Approval. **Associated Zoning Case # Z2007148.**

2007-08-16-0893

5:45 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.*