

**State of Texas
County of Bexar
City of San Antonio**



**Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, May 6, 2021

9:00 AM

Municipal Plaza Building

The City Council convened in a Regular Meeting. City Clerk Tina J. Flores took the Roll Call noting a quorum with the following Councilmembers present:

PRESENT: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

1. The Invocation was delivered by Pastor Joseph William Garrett, guest of Councilmember Sandoval, Council District 7.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes from the City Council Meetings of March 31, 2021, April 1, 2021, and April 7, 2021

Councilmember Andrews-Sullivan moved to approve the Minutes of March 31, 2021, April 1, 2021, and April 7, 2021. Councilmember Cabello Havrda seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

CONSENT AGENDA ITEMS

Mayor Nirenberg announced that Items 12, 16, Z-1 and Z-13 were pulled for Individual Consideration and Item 8A had been pulled from consideration by staff.

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg stated that he was saddened to learn of the passing of Brandon Smith who was a beloved member of the City and of the Office of the City Clerk Team. He noted that Mr. Smith admirably served the City for 20 years. Mayor Nirenberg recalled that Mr. Smith was well known for his singing voice and that he sang at his wife Erica's 40th birthday party and would have mistaken him for the singer John Legend when he did his rendition of "All of Me". He asked for a moment of silence in honor of Mr. Smith.

Councilmember Viagran noted the 10-year anniversary of the Mission Branch Library in District 3. She stated the library had an award-winning architectural design which had won the National American Architect Institute (AIA), American Library Award in 2015 and an honor award of the San Antonio Chapter of AIA in 2016. Councilmember Viagran added that the library was a great reflection of the Old Mission Drive-In Campus and she looked forward to the continued investment of the library and campus.

POINT OF PERSONAL PRIVILEGE

Councilmember Rocha Garcia recognized Sr. Margit Nagy on the event of her retirement as faculty at Our Lady of the Lake University. She noted that Sr. Nagy's departure after 42 years of teaching marked an end of an era as she was the last religious sister on the faculty. She stated that Sr. Nagy began her teaching career in 1979 as a history professor and co-founded the Center for Woman and Church Society, conducted her post-doctoral research as a Fulbright Scholar and established a course on Modern Japanese History at the University. She added that Sr. Nagy's new pursuit was to translate a memoir of her Hungarian Priest Uncle who lived under German and Hungarian Naziism and planned to chronicle her own family's refugee story. Councilmember Courage moved to approve the remaining Consent Agenda Items.

Mayor Nirenberg called upon the individuals registered to speak.

Jack M. Finger spoke on Items 19, Z-5, P-3, Z-12, and Z-14.

Councilmember Viagran highlighted Item 17 related to a Chapter 380 Economic Development Agreement between the Mission Drive-In Tax Incremental Reinvestment Zone (TIRZ) Board of Directors, Bitterblue, Inc. and the City of San Antonio. She noted that the project would provide single family housing on 23 acres of land in the southern sector of the City and would compliment many of the attractions and amenities in the area.

Councilmember Treviño highlighted Item Z-1 and thanked the area residents and City staff for their efforts on this Item.

Councilmember Courage moved to approve the remaining Consent Agenda Items.
Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

2021-05-06-0296

6. Ordinance approving a contract with Western States Fire Protection Co., to provide labor, materials, and equipment to perform the removal of the existing system; and the replacement of the fire alarm control panel and alarm system devices at the International Center for Building and Equipment Services Department for a total estimated cost of \$96,763.00. Funding for this contract is available from the FY 2021 International Center Repair & Remodel Capital Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2021-05-06-0297

7. Ordinance approving a contract with Toshiba America Business Solutions, Inc., dba Toshiba Business Solutions, to provide, maintain, and service multi-function devices in City facilities for an estimated annual cost of \$942,714.00, included in the respective department's adopted budget. All expenditures will be in accordance with the City's adopted budget approved by City Council. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2021-05-06-0298

8. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$4,089,000.00, included in the respective department's FY 2021 Adopted Budget: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

PULLED

- (A) Gulf Coast Paper Co., Inc., dba Imperial Dade, and Safeway Supply, Inc., for janitorial supplies;
- (B) Otto Environmental Systems North America, Inc., for refuse containers; and
- (C) Multicultural Books & Videos for Spanish language books and media.

2021-05-06-0299

9. Ordinance approving a construction contract to E-Z Bel Construction, LLC in the amount of \$5,286,187.48 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure for the Fredericksburg Road (North Flores Street to West Woodlawn Avenue) project. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

2021-05-06-0300

10. Ordinance approving the acceptance of the Building Ecosystems for Youth Opportunity Grant from the Aspen Institute Forum for Community Solutions in the amount of \$100,000 for the period from May 1, 2021 to October 31, 2022; and authorizing an increase of the Youth Success Division personnel complement from six to seven positions to oversee the grant. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]
11. Approving the following Board, Commission and Committee appointment for the remainder of unexpired term to expire May 31, 2021 or for the term shown below. [Tina J. Flores, City Clerk]

A) Appointing Anwar Tahir (District 8) to the SBEDA Committee.

2021-05-06-0302

13. Ordinance approving an extension for one year of the current Interlocal Agreement with CPS Energy for emergency response services at Calaveras Lake and the Calaveras Power Station. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]

2021-05-06-0303

14. Ordinance approving a Development Agreement between the Houston Street TIRZ Board of Directors, 305 Soledad LTD., and the City of San Antonio for impact fees for an amount not to exceed \$1,000,000.00 and reimbursed over three fiscal years for the 305 Soledad Project. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

2021-05-06-0304

15. Ordinance approving a Chapter 380 Economic Development Program Grant Agreement between the Houston Street TIRZ Board of Directors, Centro San Antonio, and the City of San Antonio for funding in an amount not to exceed \$500,000 for the Downtown Shade Plan in Council District 1. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

2021-05-06-0306

17. Ordinance approving a Chapter 380 Economic Development Grant Agreement between the Mission Drive-In TIRZ Board of Directors, Bitterblue, Inc., and the City of San Antonio for eligible public improvements for an amount not to exceed \$4,341,569 for the Roosevelt Heights Project located west of Roosevelt Ave. along the frontage of Interstate Highway Loop 410 within Council District 3. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

2021-05-06-0307

18. Ordinance approving an interlocal agreement between the City of San Antonio and nine contiguous municipalities establishing concurrent jurisdiction for all criminal cases

arising from State law that are committed on the boundaries of the City and those municipalities, or within 200 yards of that boundary and which are punishable by fine only. [Maria Villagomez, Deputy City Manager; William P. McManus, Chief of Police]

2021-05-06-0310

- P-1.** PLAN AMENDMENT CASE PA-2020-11600079 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Community Commercial,” “Business Park,” and “Parks Open Space” to “Business Park” on 12.036 acres out of NCB 10615, located at 418 Southeast Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700299) (Continued from April 1, 2021)

2021-05-06-0320

- P-2.** PLAN AMENDMENT CASE PA-2020-11600083 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from “Low Density Residential” and “Medium Density Residential” to “Low Density Residential” on 45.689 acres out of NCB 17725, located at 17204 Jones Maltsberger Road and 17210 Bulverde Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700307 ERZD)

2021-05-06-0322

- P-3.** PLAN AMENDMENT CASE PA-2021-11600009 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from “Neighborhood Commercial” to “Community Commercial” on Lot 9, Block 51, NCB 17192, located at 3965 Thousand Oaks Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700030 CD)

2021-05-06-0308

- 19.** ALCOHOL VARIANCE # AV2021-001 (Council District 5): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages to Bandit Beer & Wine, applicant on behalf of Sergio Martinez, on Lot A2, NCB 2828, located at 1913 South Flores Street for on-premise consumption within three-hundred (300) feet of Briscoe Elementary School, a public education institution in San Antonio Independent School District.

2021-05-06-0316

- Z-7.** ZONING CASE Z-2021-10700016 (Council District 4): Ordinance amending the Zoning District Boundary from “C-3 MLOD-2 MLR-2 AHOD” General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to “MF-18 MLOD-2 MLR-2 AHOD” Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 20.93 acres out of NCB 34362, located in the 300 block of West Loop 1604. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 20.93 acres out of NCB 34362. TO WIT: From "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2021-05-06-0311

Z-2. ZONING CASE Z-2020-10700299 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3NA MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "L MLOD-3 MLR-1 AHOD" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District (All Overlays Remain the Same) on 12.036 acres out of NCB 10615, located at 418 Southeast Loop 410. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA2020-11600079) (Continued from April 1, 2021)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 12.036 acres out of NCB 10615. TO WIT: From "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3NA MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "L MLOD-3 MLR-1 AHOD" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District (All Overlays Remain the Same).

2021-05-06-0317

Z-8. ZONING CASE Z-2021-10700002 (Council District 5): Ordinance amending the Zoning District Boundary from "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay

Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Tattoo Parlor/Studio on Lot A2, NCB 2828, located at 1913 South Flores Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot A2, NCB 2828. TO WIT: From "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Tattoo Parlor/Studio.

2021-05-06-0315

Z-6. ZONING CASE Z-2021-10700003 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 123.9 acres out of CB 4296 and CB 4298, generally located at 14850 Watson Road and 14970 Watson Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 123.9 acres out of CB 4296 and CB 4298. TO WIT: From "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District.

2021-05-06-0313

Z-4. ZONING CASE Z-2021-10700019 (Council District 3): Ordinance amending the Zoning District Boundary from "DR" Development Reserve District and "DR AHOD" Development Reserve Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District (All Overlays Remain the Same) on 31.1280 acres out of CB 5161, located at 10891 Southton Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 31.1280 acres out of CB 5161. TO WIT: From "DR" Development Reserve District and "DR AHOD" Development Reserve Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District (All Overlays Remain the Same)

2021-05-06-0314

Z-5. ZONING CASE Z-2021-10700028 CD (Council District 3): Ordinance amending the

Zoning District Boundary from "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.125 acres and to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on 0.196 acres, a total of 0.321 acres out of NCB 9409, located at 336 Drury Lane. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.321 acres out of NCB 9409. TO WIT: From "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.125 acres and to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on 0.196 acres.

2021-05-06-0323

Z-12. ZONING CASE Z-2021-10700030 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 9, Block 51, NCB 17192, located at 3965 Thousand Oaks Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 9, Block 51, NCB 17192. TO WIT: From "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales.

2021-05-06-0309

Z-1. ZONING CASE Z-2021-10700055 (Council District 1): Ordinance amending San Antonio City Code Chapter 35, Unified Development Code, to adopt Section 35-335(c)(J) establishing the Monte Vista Terrace Neighborhood Conservation District "NCD-10", adopting the associated Plan document, and applying the zoning overlay district of "NCD-10" (all base zoning districts and other overlay districts remain unchanged) to approximately 55 acres out of NCBs 6549, 6550, 6551, 6552, 6553, 6554, 6555, 6556, 6557, 7301, 7303, 7304, 8563, 8564, 8566, 8567, properties generally bounded by West Hildebrand Avenue to the south, San Pedro Avenue and Railroad tracks to the west, West Olmos Drive to the north, and McCullough Avenue to the east,

located in the Monte Vista Terrace Neighborhood. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Approximately 55 acres out of NCBs 6549, 6550, 6551, 6552, 6553, 6554, 6555, 6556, 6557, 7301, 7303, 7304, 8563, 8564, 8566, 8567, properties generally bounded by West and East Hildebrand Avenue to the south, San Pedro Avenue and Railroad tracks to the west, West Olmos Drive to the north, and McCullough Avenue to the east, located in the Monte Vista Terrace Neighborhood. TO WIT: Amending San Antonio City Code Chapter 35, Unified Development Code, to adopt Section 35-335(c)(J) establishing the Monte Vista Terrace Neighborhood Conservation District "NCD-10", adopting the associated Plan document, and applying the zoning overlay district of "NCD-10" (all base zoning districts and other overlay districts remain unchanged).

2021-05-06-0321

Z-11. ZONING CASE Z-2020-10700307 ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District to "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District on 45.689 acres out of NCB 17725, located at 17204 Jones Maltsberger Road and 17210 Bulverde Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600083)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 45.689 acres out of NCB 17725. TO WIT: From "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District to "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District.

2021-05-06-0319

Z-10. ZONING CASE Z-2021-10700046 (Council District 8): Ordinance amending the Zoning District Boundary from "O-2 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" High-Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "O-2 MSAO-1 MLOD-1 MLR-1 AHOD" High-Rise Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2NA MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Nonalcoholic Sales Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1, Block 7, NCB 34725A, located at 6929 Camp Bullis Road. Staff and Zoning Commission recommend

Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1, Block 7, NCB 34725A. TO WIT: From "O-2 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" High-Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "O-2 MSAO-1 MLOD-1 MLR-1 AHOD" High-Rise Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2NA MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Nonalcoholic Sales Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

2021-05-06-0312

Z-3. ZONING CASE Z-2021-10700063 (Council District 2): Ordinance amending the Zoning District Boundary for multiple properties within the Dignowity Hill Large Area Rezoning Project from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and "RM-6" Mixed Residential District to "R-4 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 16 NCB 521, located at 1012 North Hackberry Street, 509 and 511 Lamar Street, to "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 24, NCB 520, located at 1003, 1007, 1011, 1017, and 1021 North Hackberry Street, and to "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 14, NCB 530 and Block 9, NCB 549, located at 502, 504, 506 and 508 Lamar Street, and 705 North Pine Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: within Block 16 NCB 521, located at 1012 North Hackberry Street, 509 and 511 Lamar Street, to "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 24, NCB 520, located at 1003, 1007, 1011, 1017, and 1021 North Hackberry Street, and to "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 14, NCB 530 and Block 9, NCB 549, located at 502, 504, 506 and 508 Lamar Street, and 705 North Pine Street. TO WIT: For multiple properties within the Dignowity Hill Large Area Rezoning Project from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial District and

“RM-6” Mixed Residential District to “R-4 H AHOD” Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District.

2021-05-06-0318

Z-9. ZONING CASE Z-2021-10700050 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 20 and Lot 21, Block 2, NCB 6232, located at 313 Pendleton Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 20 and Lot 21, Block 2, NCB 6232. TO WIT: From "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2021-05-06-0324

Z-13. ZONING CASE Z-2021-10700036 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 13, Block 1, NCB 13868, located at 2383 Northeast Loop 410. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 13, Block 1, NCB 13868. TO WIT: From "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District.

2021-05-06-0325

Z-14. ZONING CASE Z-2021-10700038 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage on Lot P-13 and Lot P-13A, NCB 15702, located at 4497 Stahl Road and 4515 Stahl Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY

CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-13 and Lot P-13A, NCB 15702. TO WIT: From " "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage.

INDIVIDUAL CONSIDERATION

City Clerk Flores read the caption for Item 4.

4. Status update briefing from the Committee on Emergency Preparedness. [Chair Reed Williams, Committee on Emergency Preparedness; Ben Gorzell Jr., Chief Financial Officer]

City Manager Erik Walsh stated that the unprecedented winter storm that the City experienced in February 2021 significantly impacted the entire community. City Manager Walsh noted that Mayor Nirenberg appointed a Committee on Emergency Preparedness to determine why the issues that occurred happened, and to recommend what needed to be done or changed to be better prepared for these types of cascading events. He stated that former City Councilmember Reed Williams was selected as Chair of the Committee and retired General Ed Rice as Vice-Chair with additional representation from the City from Councilmembers Rocha Garcia, Perry, Pelaez and Sandoval and City Attorney Lisa Tatum. He added that the Committee met every Friday to discuss the matters at hand and that the process had been transparent.

Mr. Williams stated that the Committee's charge was a complicated problem and that the decision had been made to have the meetings available to the public via live stream and to establish a website in order to be a transparent process. He noted that over 200 questions from individuals had been posted to the Committee's website which were condensed into 162 requests for information. He added that since the initial request for questions, an additional 400 questions had been posted and were being consolidated by the Finance Department's Utility staff and matching to existing Requests for Information (RFI).

Mr. Williams noted that approximately 90% of the RFIs had been responded to by the City, CPS Energy and San Antonio Water System (SAWS). He stated that all entities had been responsive to the community and followed up as needed. He added that the Committee would complete the review process by June 15, 2021.

Mr. Williams noted that the review process was transparent and addressed the public's questions. He stated that the system reviewed was a flawed one in that there was not a unified method of providing energy by the different State utilities providers to cities. He reviewed the challenges of the different energy delivery options which were not consistent throughout the State. Mr. Williams added that he did not anticipate any assistance from the State legislature to address needed items.

Mr. Williams emphasized the need for the City to address emergency preparedness differently than in the past. He stated that the energy grid system provided by Electric Reliability Council

of Texas (ERCOT) was flawed and needed to be remedied for the good of the community. He stressed that the City and the utility providers needed to be prepared for a similar “black swan” event to occur in the future and how to react to similar emergency situations. He noted that there were still many questions that had to be answered but that the Committee was prepared to analyze and provide answers. He added that communication was vital and needed to be provided to the community.

Mayor Nirenberg called upon the individuals registered to speak.

Jack M. Finger spoke on issues from the winter event and against renewable energy options.

Mayor Nirenberg asked what format the Committee report would follow that was to be released on June 15, 2021. Mr. Williams stated that he envisioned the report to address all questions and answers in a catalog format by RFI and sub-RFI categories. He emphasized that the report could be presented to the City Council and readdressed based on their direction. He added that the Councilmembers on the Committee were instrumental in discussions with SAWS and CPS-Energy.

Mr. Williams emphasized that the analysis of energy demand management data was still being evaluated and would provide essential information on how to prepare for future events. Mayor Nirenberg reiterated that it was important that the Committee have access to the information they needed to make sound decisions or evaluations. He stressed that the Committee needed to identify what the City needed to advocate to State leaders.

Councilmember Pelaez emphasized that the Committee had a clear mandate to find out what went wrong and make recommendations of how the City could improve. He acknowledged and credited Mr. Williams hard work and direction in meeting the Committee’s goals. He noted his frustration at the identified unpreparedness from the utility providers during the winter storm. Councilmember Pelaez stressed that the complexity of the problems identified would require hard decisions and audit.

Mr. Williams stated that the Committee was evaluating energy circuit issues and impact to disadvantaged homeowner areas. He stressed that the answers to these situations were complex due to the type of information available and the need to identify the correct delivery of data available. He reiterated that the evaluation process was long but would yield needed answers.

Councilmember Gonzales asked what the role of the City’s utilities manager was. Chief Financial Officer Ben Gorzell stated that the City Council had authority over rates and authority to issue debt on behalf of the utilities. He noted that City staff in the Utilities Financial section would make recommendations to the City Council related to policy or more frequently debt issuances. He added that the staff was independent to the management and boards of the Utility companies.

Councilmember Gonzales asked if the State statute regulated how CPS-Energy made decisions on behalf of the City’s constituents. Mr. Gorzell stated that the bond indentures for the utility companies spelled out the board of trustees and that the management had authority over

management and operations of the utility. He noted that City staff had the ability to provide some regulatory oversight, advice, and guidance to the City Council on such items as rate increases.

Mr. Williams clarified that the City Council was the regulatory body over the utility companies. He stated that the companies came to the City Council for four issues: 1) Issue a rate increase, 2) To approve debt, 3) To confirm board members, and 4) To make a condemnation. He noted that the City, utility companies and customers comprised a triangle and it was the City's responsibility to make sure that the utilities provided fair and equitable rates to customers. He acknowledged the ability of the City staff to provide essential information to the City Council.

Councilmember Andrews-Sullivan asked if the City was going to make corrections within the City's Climate Action and Adaptation Plan (CAAP) to address equity issues for energy delivery. Mr. Williams stated the Committee was evaluating energy circuit data as available but anticipated a realignment of the circuit system.

Councilmember Andrews-Sullivan asked if constituents would be issued a credit from CPS-Energy. Mr. Williams stated that CPS-Energy would need to address if a credit was to be provided to constituents. He added that CPS-Energy would also need to address the issue that many constituents had not been disconnected for non-payment which totaled over \$100 million in debt.

Councilmember Andrews-Sullivan asked if the City had looked into possible grants or FEMA emergency funding related to the emergency disaster. Mr. Williams stated that conversations related to funding had begun with the State.

Councilmember Andrews-Sullivan asked of the cost effectiveness of weatherizing homes built before 1951 and what were the associated costs. Mr. Williams stated that that was not in the scope of the Committee but under the STEP Program which required rate support.

Councilmember Andrews-Sullivan asked if the City had any accountability for any loss of life due to loss of power or water. City Attorney Segovia stated that due to active litigation it was not appropriate for Mr. Williams to respond and that he would gladly speak to her off-line on the issue.

Councilmember Sandoval noted that it was important for the Councilmembers not on the Committee to meet with Councilmembers on the Committee to share any insight or concerns related to the energy issues associated with the winter storm. She highlighted that the Committee had been broken into three subgroups to address different components of data. She reviewed the website that was established to provide information to the general public which covered power outage and circuit data.

Mr. Gorzell thanked City staffer Alex Morgan for her efforts in support of the Committee.

Councilmember Viagran noted that she reviewed much of the information provided on the website and asked that information possibly be provided in more layman terms for easier

understanding of the content. She asked when the first time ERCOT informed CPS-Energy of the winter storm was concerns or conservation needs. Mr. Williams stated that the delivery format of information varied from SAWS and CPS-Energy, but the City was working on matching data and to provide on a consistent basis.

Councilmember Viagran encouraged the Committee and staff to have continued conversations with the utility companies, ERCOT, and the State to better prepare for future events. She also asked that communication be provide to the State and Federal level legislatures on the need for funding or legislation related to utility management.

Mr. Williams acknowledged General Rice for his work on the Committee and insight related to working emergency situations and command centers.

Councilmember Courage promoted the opportunity for the public to review the questions and answers provided by the Committee on the established website. He asked that information provided on the website be composed so to be easily understood by the general public. He stated that the public needed to know what went wrong during the winter storm event and be provided answers on what would be done the next time a similar event occurs. He noted his anticipation for the final report and thanked the Committee and staff for their efforts.

Councilmember Cabello Havrda asked what the long-term infrastructure developments were to solve the need for communications during these events. Mr. Williams stated that while he was not the expert on the development of communication outlets, it was something that needed to be addressed by those experienced on the subject. He noted his agreement to the need for completion of the task.

Councilmember Cabello Havrda asked if the Committee was charged with addressing the communication issue. Mr. Williams stated that this was not in the charge of the Committee but agreed that it need to be addressed, and the Committee would provide recommendations on how information was needed for the general public usage.

Councilmember Treviño stated that it was important to tell the stories of what individuals went through during the winter event and how certain decisions by the utility companies impacted them. Mr. Williams agreed that it was important to share the stories. Councilmember Treviño stressed the importance of sharing data with the general public especially to the most vulnerable populations.

Councilmember Treviño asked if the Committee was comparing what was being done in other Texas Cities in response to the winter storm. Mr. Williams stated that this was not being done at the present time.

Councilmember Rocha Garcia provided a history of the City Council actions of December 10, 2015, related to the Hazardous Mitigation Action Plan (HMAP) which addressed weather related and hazardous events. She noted that the approved Plan addressed many of the issues the Committee was asked to address, and that even then a reoccurrence of the similar events was anticipated. She stated that at the time, the City's Office of Sustainability proposed to lead an

annual assessment and update of the HMAP which was to be completed until 2020 and implemented into the Capital Improvements Program and Bond Programs of 2012, 2017 and future annual Budget meetings.

Councilmember Rocha Garcia noted that the HMAP addressed moments of crisis and asked when an event become a crisis. She stressed that it was important to follow the HMAP and determine who was responsible for the compliance and management of the Plan. She thanked the members of the Committee and staff that worked on the plan and asked that the City, SAWS and CPS Energy put together a communication plan based on the matrix that CPS Energy developed.

Councilmember Perry provided an update to his discussion with SAWS and that they would provide a briefing on June 14, 2021 on the parameters of what they had been working on.

Councilmember Sandoval noted that it was important to address the issues at hand because of the coming summer temperatures and chance of experiencing similar events due to the summer heat. She asked that the utility companies provide a presentation on how they were prepared for a potential summer drought and heat event.

Councilmember Pelaez stressed that communication of potential weather events was crucial. He stated that he would discuss possible legislative communications needed with the Intergovernmental Committee and staff on possible next steps. He noted that it was important to see what other cities across the country were doing in these situations and set benchmarks for future occurrences.

Mayor Nirenberg thanked the Committee and Mr. Williams for their work. He stated that it was important to fix the issues at hand and was encouraged by the progress made by the Committee.

Mayor Nirenberg noted a need for clarification on the Items pulled from the consent agenda which include Items Z-1 and Z-3. He asked for a motion to approve the Items since it was clarified that they did not need to be discussed further.

Councilmember Sandoval motioned to approve Items z-1 and Z-3 to the Consent Agenda. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

City Clerk Flores read the caption for Item 5.

5. Briefing and possible action on legislation filed in the 87th Regular State Legislative Session, an update on the status of proposed State legislation and its impact on the City of San Antonio. [Jeff Coyle, Assistant City Manager]

Assistant City Manager Jeff Coyle provided an update to activities at the 87th Session of the State

Legislature related to Senate and House bills (SB/HB).

Mr. Coyle provided an update on HB 1869 as initially drafted which would significantly change the definition of debt for the City. He added that the bill would:

- Prohibited cities from financing debt using the city's debt service tax rate
- Severely limit use of Certificates of Obligation, Tax Notes, and other cost saving financial tools
- City had in the past funded IT projects, the safety radio system, facility improvements, and street through these methods.

Mr. Coyle noted that there were a number of amendments made by Representative Martinez Fisher to HB 1869 which added exceptions to the bill for streets, roads, bridges, cybersecurity, and other capital improvements. He added that the bill as amended excluded the San Antonio area and other large cities.

Mr. Coyle provided an update on HB 652 associated with Local Control:

- Required animal shelters to provide individual notification of possible disease exposure at shelter
- Bill failed to pass as initially written
- Reconsidered on May 3, 2021
- Amended bill substitute created optional informational notice on website
- Amended bill passed in the House
- Animal Care Services Department did not support the bill

Mr. Coyle noted that HB 2365, known as the BAMC Bill, associated with Medicaid reimbursement at military facilities had passed the full House the prior week and was scheduled to be heard at the Senate.

Mr. Coyle reviewed HB 133 that would expand Medicaid coverage to any Medicaid eligible mother, who had either given birth or experienced a miscarriage for up to 12 months postpartum. He stated that the City supported the bill.

Mr. Coyle stated that HB 1927 which allowed permitless carrying of handguns had advanced to the Senate floor but was uncertain if there would be enough votes to pass the Senate.

Mr. Coyle stated that SB 29 which addressed transgender athletes in interscholastic sports at the high school level failed to pass the House Committee.

Mr. Coyle reviewed the deadlines associated with the Legislative session:

- May 14, 2021 – Last day for consent and all 3rd reading in supplement calendar
- May 22, 2021 – Last day for House Committees to report SBs
- May 25, 2021 – Last day for House to consider 2nd reading SBs on daily and supplemental calendar

- May 28, 2021 – Last day for House to act on Senate amendments
- May 31, 2021 – Sine die (adjournment of the Session)

Mr. Coyle stated that the “Defund Police Bill” that had been kicked back to Committee on a point of order was to be heard on the House floor that day. He noted that the House version had many more punitive penalties for cities that defunded the Police. He added that the Senate version of the bill was also being heard on the Senate floor that day.

Mr. Coyle stated that HB 6 that limited a presiding judge’s ability to remove poll watchers during elections was being heard on the House floor that day. He noted that there were several exceptions included for the process of elections.

Councilmember Pelaez emphasized how important it was to have a delegation at the Capital to address the City’s interests. He encouraged the City Council members to reach out to the delegation and to communicate their support.

Councilmember Andrews-Sullivan asked for an update on HB 830, SB 726, and SB 1428. Mr. Coyle stated that an email with further updates on particular bills not covered would be sent out later that day.

Councilmember Courage asked if there were any items anticipated for a special session. Mr. Coyle stated that the Governor would call a session related to redistricting and possibly another to address Federal Relief funding.

Deputy City Clerk Perkins read the caption for Item 12.

2021-05-06-0301

12. Ordinance approving the assignment and amended and restated agreement transferring all obligations of the operating agreement with San Antonio Bike Share to BCycle. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

At this time, Councilmember Courage began to chair the meeting as Mayor Pro-Tem.

Councilmember Perry asked for an overview of the BCycle program from John Jacks, Director, Center City Development and Operations Department.

Mr. Jacks stated that the City’s docked bike share system was currently administered by the non-profit San Antonio Bike Share. He noted that the non-profit had been struggling financially and that the proposed Item would assign the current contract to BCycle, which was a larger organization that managed bike share systems and infrastructure.

Councilmember Perry asked why the City did not engage in a Request for Proposal (RFP) for the contract. Mr. Jacks stated that it was an existing contract which was being taken over by a different organization with no other changes to the contract. Mr. Jacks clarified that if an RFP were to be issued it would terminate the current contract and would require the City or operator

to purchase new equipment.

Councilmember Perry asked how much funding had been invested in the bike system. Mr. Jacks stated that since 2010 the City had invested \$4.2 million which was primarily for infrastructure to include the bicycles and docking stations. He added that \$80,000 of the funds went to operating costs and that the City would continue to own the equipment under the new assignment.

Councilmember Perry asked if the City would continue to contribute funds to the program. Mr. Jacks stated that BCycle would be responsible for any replacement of equipment and infrastructure as needed.

Councilmember Perry moved amend Item 12. Councilmember Sandoval seconded the motion. The motion failed by the following vote:

AYE: 8 - Treviño, Andrews-Sullivan, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

ABSENT: 3 - Mayor Nirenberg, Viagran, and Gonzales

Deputy City Clerk Perkins read the caption for Item 16.

2021-05-06-0305

16. Ordinance approving a Funding Agreement between the Inner City TIRZ Board of Directors, Housing First Community Coalition (HFCC), and the City of San Antonio for eligible public infrastructure for an amount not to exceed \$5,400,000 reimbursed over three fiscal years (FY21-FY23) for the HFCC's Towne Twin Village Project located at 4711 Dietrich and E. Loop 410, in Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Veronica Soto, Director, Neighborhoods and Housing Services Department, stated that the funding agreement was with the first of its kind development for a supportive housing community that would be developed in two phases. She noted that the two phases would include apartments, tiny homes, and RV placement units with added support services.

Ms. Soto noted that the Item had been approved by the Inner City TIRZ with \$2.3 million being reimbursed in the first year. She stated that the developed housing would serve individuals over the age of 50, individuals who experienced chronic homelessness and those vulnerable for housing insecurity or otherwise disabled. She reviewed the amenities that would be provided to include a dental clinic, a kitchen, and a washing and drying facility. Ms. Soto reiterated that the City was providing \$5.4 million dollars of the \$26.8 million project.

Councilmember Andrews-Sullivan noted that the project would provide services to the most vulnerable population in the community. She asked Mark Wittig and Dr. Christy to provide an overview of the services to be provided at the housing development.

Mr. Wittig stated that the project's journey dated back to 1985 when Catholics Workers began providing services to the homeless in the community. He noted that the site was purchased by the non-profit in 2019 in partnership with the Center of Healthcare Services, SAMM Ministries, and others.

Dr. Christy reviewed the supportive services to be provided at the site which included a medical clinic, dental clinic, and a mental health clinic. She noted that SAMM Ministries would provide case management services, mental services would be provided by the Center for Healthcare Services and Medical Health with the University of the Incarnate Word. She stated that there would be a large number of volunteers that would provide informal support to include the serving of meals, entertainment, religious services, and other personal care services.

Councilmember Treviño stated that he supported the project which incorporated innovative housing and support services to vulnerable individuals. He asked how many years it took to bring the project to fruition. Dr. Christy noted that the concept started in 2008 and was modeled from other developments in the nation under the Housing First initiative. Mr. Wittig noted that the consultant the City hired revealed that San Antonio was the largest city in the nation that did not have a common site as proposed under this Item.

Councilmember Treviño asked how the City could make it easier for other similar organizations to develop more of these projects. Mr. Wittig noted that the number one obstacle in doing projects such as this was that many residents did not want these projects in their areas. He added that it was important to operate quality programs that provided resources and complimented communities.

Councilmember Pelaez stated that he believed projects similar to these should be in every Council District and welcomed a conversation with the organization to bring a project to his District.

Mr. Wittig reviewed the Please Alleviate Loneliness Program (PAL) which incorporated volunteers, empty nesters, or graduate students to live on the site and work with a professional team to address needed services for site residents. He stated that five to ten units would be reserved for the PAL associates. Mr. Wittig added that some of the project units would be reserved for acute medical or hospice care.

Mayor Nirenberg returned to the meeting at this time.

Councilmember Sandoval asked where this type of project fell under the City's housing framework and who was working to advance it in the framework. Ms. Soto stated that the Neighborhood and Housing Services Department and the Department of Human Services had evaluated and built interrelationship services through the departments' Homeless Strategic Plan and the Housing Implementation Plan. She noted that the departments evaluated recommendations from the Homeless Strategy Plan to be funded by the Housing Implementation Plan or the Strategic Housing Initiative Plan. Councilmember Sandoval asked that the funding approved under Proposition A would include housing projects similar to this.

Councilmember Andrews-Sullivan thanked her City Councilmembers Pelaez and Treviño for their continued efforts for the homeless population.

Mayor Nirenberg noted the importance that this project encompassed an intersection of many of the City's framework plans. He stated that he was proud of the work the City and partners had done under this project.

Councilmember Andrews-Sullivan moved to approve the Item 16. Councilmember Pelaez seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

ABSENT: 1 - Gonzales

CITY MANAGER'S REPORT

20. City Manager's Report

City Manager Erik Walsh announced that the Animal Care Services Department had partnered with the Bissel Pet Foundation for an Empty the Shelter Adoption Event from May 5-9, 2021.

City Manager Walsh stated that it was Public Service Week and he wanted to pause and thank all City employees for their work during the challenging past year. He noted that the City Team had worked tirelessly to react and continue to serve the community in every way possible. He stated that it was an honor to be the City Manager and serve alongside of these employees. He introduced the Employee Spotlight Video that highlighted the Public Works Department and the Solid Waste Management Department staff.

Councilmember Sandoval announced that she had challenged her City Council colleagues to ride their bikes to work on May 20, 2021 in observance of Ride Your Bike to Work Day.

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting to enter into Executive Session at 12:35 PM to discuss the following items:

- A.** Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B.** The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C.** Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

- D. Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Legal issues relating to COVID-19 preparedness pursuant to Texas Government Code Section 551.071 (consultation with attorney)].
- F. Legal update and analysis on CPS/SAWS litigation and investigations related to the Winter Storm pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- G. Discuss legal options pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- H. Legal advice regarding election laws and open meeting procedures pursuant to Texas Government Code Section 551.071.
- I. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees and discuss related legal issue pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting at 2:32 PM and announced that no action was taken.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:32 PM.

APPROVED

RON NIRENBERG
Mayor

Attest:

TINA J. FLORES
City Clerk