

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



**Meeting Minutes  
City Council A Session**

No in-person access to this meeting

**Thursday, February 4, 2021**

**9:00 AM**

**Videoconference**

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

**ABSENT:** 1 - Perry

1. The Invocation was delivered by Rev. Robert Plested, guest of Councilmember Cabello Havrda, Council District 6.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes from City Council Meetings on October 29, 2020, November 4, 2020, and November 5, 2020.

Councilmember Rocha Garcia moved to approve the Minutes of October 29, 2020, November 4, 2020, and November 5, 2020. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**PRESENT:** 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, and Courage

**ABSENT:** 1 - Perry

## **CONSENT AGENDA ITEMS**

Mayor Nirenberg announced that Items 4, 13, 19, Z-1, P-3, Z-7, and Z-15 were pulled for Individual Consideration. Mayor Nirenberg announced that Item 16 was pulled by staff and would not be considered.

Mayor Nirenberg called upon the individuals registered to speak.

Jack M. Finger spoke in opposition to Item 22 that provided \$1.5 million Tax Increment Reinvestment Zone (TIRZ) funds to the Esperanza Peace and Justice Center located on Guadalupe Street.

Councilmember Viagran highlighted Item 12 which expanded the Brooks City Base Stinson Corridor which voters passed in the 2017 Bond Project. She noted that the project provided an extension from Research Plaza from the Inner Circle to South Presa Street that included a four-lane road, medians, curbs, sidewalks, and other infrastructure which would assist with traffic congestion concerns. She expressed her thanks to City and Brooks Development staff who worked on this program.

Councilmember Sandoval thanked Roxana Vargas for volunteering to serve on the Ethics Review Board. She highlighted Ms. Vargas' accomplishments which included being a retired CFO with the Office of the Under Secretary of the Air Force for Acquisitions and Career Development. Councilmember Sandoval thanked Mr. Paul Stahl for his continued leadership on the San Antonio Public Library Board.

Councilmember Sandoval highlighted Item 18 which pertained to an agreement with the University of Texas – San Antonio (UTSA) for an Opioid Substance Intervention Program. She noted that every month approximately 6 million Americans over the age of 12 used a prescription drug in a non-medical way which was the leading cause of accidental deaths in the U.S. She spoke in support of the program and noted that it would provide tailored health, education, testing and personalized support. She thanked the Metro Health staff for their work on the program.

Councilmember Sandoval noted her celebration of Item 24 which was an agreement with Blink Charging Company to install publicly accessible electric vehicle infrastructure which assisted people in adopting the use of electric vehicles. She thanked Mr. Anthony Orlando with Blink and stated that she looked forward to the project.

Councilmember Courage highlighted Item 11 which pertained to the Classen-Steubing Park Project under the 2017 Bond Project Program. He thanked the Friends of Classen-Steubing Park, individuals who worked on the project, and further acknowledged the contribution from the Mitchell Chang Foundation for the donation of playground equipment which would be used by families and children with disabilities.

Councilmember Treviño highlighted Item 22 and noted his support for the Esperanza Center and funding from the Westside Tax Investment Reinvestment Zone (TIRZ) to continue the organization's efforts.

Mayor Nirenberg thanked Suhail Arastu who had served on the San Antonio Arts Commission since 2015 and his continued work which advocated for the arts, artists, and art agencies.

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

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

**ABSENT:** 1 - Perry

**2021-02-04-0053**

5. Ordinance approving a contract with Associated Time Instruments Co., Inc., to provide preventive maintenance and repair services for parking guidance system hardware at the San Antonio Airport, beginning upon award by City Council through September 30, 2023, with two additional one-year renewals at the City's option for an estimated total cost of \$225,000.00. Funding in the amount of \$45,000.00 is available from the FY 2021 Airport Operations and Maintenance Budget. Funding for future fiscal years of this contract is subject to City Council approval of the annual budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2021-02-04-0054**

6. Ordinance approving a contract with Grande Truck Center to provide 35 automated side load refuse collection trucks for a total cost of \$12,667,371.00. Funding is available from the FY 2021 Equipment Renewal and Replacement Fund budget in the amount of \$11,216,389.00 and \$1,450,982.00 is available from the FY 2021 Solid Waste Operating Fund budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2021-02-04-0055**

7. Ordinance approving a contract with Arconas Corporation to provide and install replacement seat and back cushions for Terminal B passenger seating for the Aviation Department for a total cost of \$245,811.50. Funding is available from the FY 2021 Airport Operating and Maintenance Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2021-02-04-0056**

8. Ordinance approving a contract with Lake Country Chevrolet, Inc., to provide the San Antonio Police Department with nine replacement Chevrolet Tahoe vehicles for \$330,024.10. Funding in the amount of \$330,024.10 is available from the FY 2021 Equipment Renewal and Replacement Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2021-02-04-0057**

9. Ordinance approving a contract with Prime Government Solutions to provide a highly configurable resident connection platform to consolidate resident engagement throughout the City for a three-year term with the option for the City to renew for two additional, one-year periods. The initial system license / subscription services and implementation costs of \$506,900.00 are funded through the FY 2021 Information Technology Services Capital Budget and are included in the FY 2021 - FY 2026 Capital Improvement Program. Operations and

annually recurring license / subscription services in the estimated amount of \$325,000.00 will be funded through various City Department operating budgets as adopted through the annual budget process. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2021-02-04-0058**

10. Ordinance approving an amendment in the increased amount not to exceed \$131,962.00 to the \$955,588.22 Civil Engineering Design Services Agreement with Poznecki-Camarillo, Inc. for design and construction services for additional joint-bid utility work related to the Fredericksburg Road (North Flores Street to West Woodlawn Avenue) Project, a 2017 Bond funded project. This amendment amount will be reimbursed by the San Antonio Water System, consistent with the necessary adjustments to their existing infrastructure for the project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2021-02-04-0059**

11. Ordinance awarding a construction contract to Crownhill Builders, Inc. in the amount of \$3,534,547.00 for the Classen-Steubing Ranch Park Project, a 2017- 2022 General Obligation Bond and Edwards Aquifer Protection Water Quality Demonstration funded project; and, approving the appropriation and amending of the FY 2021 – FY 2026 Capital Improvements Program Budget with funds in the amount of \$348,000.00 from the Parks Donation and Contributions Fund and \$71,372.00 from the Tree Canopy Preservation & Mitigation Fund for the construction of Classen-Steubing Ranch Park project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2021-02-04-0060**

12. Ordinance awarding a construction contract to E-Z Bel Construction, LLC in the amount of \$5,269,274.41 with reimbursement from CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure for the Brooks City Base Stinson Corridor (Research Plaza to South Presa Street) project, a 2017 Bond funded 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]

**2021-02-04-0062**

14. Ordinance approving a Lease agreement with GPIF WSAN Riverwalk Hotel LLC. d/b/a The Westin Riverwalk, San Antonio for the use of 1,173.59 square feet of River Walk patio space for food and beverage service for five years. Revenue of \$137,027.36 generated from this lease agreement will be deposited into the River Walk Capital Improvement Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]
15. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2021 or for the terms shown below. [Tina J. Flores, City Clerk]

- A) Appointing Roxana Vargas (District 7) to the Ethics Review Board for a term of office to end April 25, 2022.
- B) Reappointing Paul Stahl (District 7) to the San Antonio Public Library Board of Trustees

- for a term of office to end September 30, 2022.
- C) Reappointing Suhail Arastu (Mayor) to the San Antonio Arts Commission.

**2021-02-04-0063**

17. Ordinance authorizing and approving publication and posting of a Notice of Intention to issue City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation in a maximum aggregate principal amount not to exceed \$16,100,000 and providing an effective date. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].

**2021-02-04-0064**

18. Ordinance approving an agreement with the University of Texas at San Antonio for the implementation of an opioid substance use evidence-based practice intervention and provider education for the San Antonio Metropolitan Health District's STD/HIV Prevention Program for an initial term ending August 30, 2021 with options to renew for four additional one-year terms, and for a total amount up to \$450,000.00 inclusive of renewals. [Colleen M. Bridger, MPH, PhD, Assistant City Manager, Interim Director, Health]

**2021-02-04-0065**

20. Ordinance approving a license agreement with the City of Helotes for access and use of the Helotes Park 3 Radio Tower Communications Shelter for mobile and portable radio communications. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

**2021-02-04-0066**

21. Ordinance approving amendments to the existing Landa Gardens Master Plan Agreement with the Landa Gardens Conservancy to continue grounds maintenance and extend the current terms an additional five years, with options to renew and automatic renewals, and committing an estimated annual amount of \$15,000.00 towards maintenance from the San Antonio Public Library General Fund Budget subject to annual appropriation. [Lori Houston, Assistant City Manager; Ramiro Salazar, Director, Library]

**2021-02-04-0067**

22. Ordinance approving a Funding Agreement between the Esperanza Peace & Justice Center, Westside TIRZ Board of Directors, and the City of San Antonio for eligible public improvements for an amount not to exceed \$1,500,000 reimbursed over three fiscal years (FY21-FY23) for the Rinconcito de Esperanza Project in Council District 5. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

**2021-02-04-0068**

23. Ordinance approving an Advanced Funding Agreement with the Texas Department of Transportation, accepting grant reimbursement in the estimated amount not to exceed \$600,000.00 from TxDOT for non-construction related expenses; approving payment in the amount not to exceed \$4,200.00 to TxDOT for administrative oversight of federal funds; and amending the FY 2021 – FY 2026 Capital Improvement Program with grant funds in the reimbursable amount of \$600,000.00 for the Congestion Mitigation and Air Quality Transportation Demand Management Program. Funding is

available from the FY 2021 Parking Operating and Maintenance Fund and Advanced Transportation District Fund. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2021-02-04-0069**

- 24.** Ordinance approving an agreement with Blink Charging Company to install, own and operate publicly accessible electric vehicle charging infrastructure on City property at no cost to the City. [David McCary, Assistant City Manager; Douglas Melnick, Chief Sustainability Officer]

**2021-02-04-0070**

- Z-2.** ZONING CASE Z-2020-10700259 CD (Council District 1): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 15, Block 1, NCB 8395, located at 105 Renner 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 15, Block 1, NCB 8395 TO WIT: From "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units.

**2021-02-04-0071**

- P-1.** PLAN AMENDMENT CASE PA-2020-11600069 (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 "Neighborhood Commercial" to "Community Commercial" on Lot B, NCB 10744, located at 2700 Rigsby Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700255)

**2021-02-04-0072**

- Z-3.** ZONING CASE Z-2020-10700255 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot B, NCB 10744, located at 2700 Rigsby Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment, PA-2020-11600069)

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 B, NCB 10744 TO WIT: From "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District.

**2021-02-04-0073**

- Z-4.** ZONING CASE Z-2020-10700263 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 8, Block 43, NCB 652, located at 907 South Hackberry 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 8, Block 43, NCB 652 TO WIT: From "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District.

**2021-02-04-0074**

- Z-5.** ZONING CASE Z-2020-10700264 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on Lot 10 and Lot 11, NCB 10757, located at 3043 Rigsby Avenue. 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 10 and Lot 11, NCB 10757 TO WIT: From "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District.

**2021-02-04-0075**

- P-2.** PLAN AMENDMENT CASE PA-2020-11600074 (Council District 2): Ordinance amending the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks Open Space" to "Mixed Use" on Lot 9 and Lot 10, NCB 6056, located at 1222 Sherman Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2020-10700269)

**2021-02-04-0076**

- Z-6.** ZONING CASE Z-2020-10700269 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 9 and Lot 10, NCB 6056, located at 1222 Sherman Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600074)

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 and Lot 10, NCB 6056 TO WIT: From "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for two (2) dwelling units

**2021-02-04-0077**

**Z-8.** ZONING CASE Z-2020-10700271 CD (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair on Lot 7, Block 43, NCB 19300, generally located in the 10000 block of Potranco 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 7, Block 43, NCB 19300 TO WIT: From "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair.

**2021-02-04-0078**

**P-4.** PLAN AMENDMENT CASE PA-2020-11600075 (Council District 4): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on 14.42 acres out of CB 4300, generally located in the 13000 block of Somerset Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700272)

**2021-02-04-0079**

**Z-9.** ZONING CASE Z-2020-10700272 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 14.42 acres out of CB 4300, generally located in the 13000 block of Somerset Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600075)

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: 14.42 acres out of CB 4300 TO WIT: From "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay

District to "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

**2021-02-04-0080**

**Z-10.** ZONING CASE Z-2020-10700281 (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-73, NCB 15248, located at 8323 Southwest 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 P-73, NCB 15248 TO WIT: From "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

**2021-02-04-0081**

**Z-11.** ZONING CASE Z-2020-10700262 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 RIO-4 MC-1 AHOD" Residential Single-Family River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "R-6 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District and "C-2NA RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "IDZ-1 RIO-4 MC-1 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted for six (6) dwelling units and "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units (All Overlays Remain the Same) on Lot 1, Lot 2, and Lot 3, NCB 6306, located at 214 Yellowstone 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 1, Lot 2, and Lot 3, NCB 6306 TO WIT: From "R-6 RIO-4 MC-1 AHOD" Residential Single-Family River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District, "R-6 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District and "C-2NA RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District to "IDZ-1 RIO-4 MC-1 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted for six (6) dwelling units and "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units (All Overlays Remain the Same).

**2021-02-04-0082**

**Z-12.** ZONING CASE Z-2020-10700265 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District and four (4) dwelling units on Lot 19, Block 1, NCB 2181, located at 523 Ruiz 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 19, Block 1, NCB 2181 TO WIT: From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "O-1" Office District and four (4) dwelling units.

**2021-02-04-0083**

**Z-13.** ZONING CASE Z-2020-10700267 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fourteen (14) dwelling units on 0.941 acres out of NCB 6765, located at 821, 833, and 835 Probandt 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: 0.941 acres out of NCB 6765. TO WIT: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fourteen (14) dwelling units.

**2021-02-04-0084**

**Z-14.** ZONING CASE Z-2020-10700268 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot P-83B, Block 53, NCB 15591, located at 7060 West Military 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 P-83B, Block 53, NCB 15591 TO WIT: From "C-2NA MLOD-2 MLR-1 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

**2021-02-04-0086**

**Z-16.** ZONING CASE Z-2020-10700218 (Council District 9): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1

MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District (All Overlays Remain the Same) on 1.478 acres out of Lot 9 and Lot 10, Block 2, NCB 17261, Lot 901, Block 2, NCB 17261, Lot 24, Block 2, NCB 17261 and the northwest IRR 297.0 feet of Lot 12, Block 2, NCB 17261 (the area is further described in pending Plat #19-11800363 described as Lot 25, Block 2, NCB 17261 and Lot 902, Block 2, NCB 17261), generally located in the 800 block of West Rhapsody 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: 1.478 acres out of Lot 9 and Lot 10, Block 2, NCB 17261, Lot 901, Block 2, NCB 17261, Lot 24, Block 2, NCB 17261 and the northwest IRR 297.0 feet of Lot 12, Block 2, NCB 17261 (the area is further described in pending Plat #19-11800363 described as Lot 25, Block 2, NCB 17261 and Lot 902, Block 2, NCB 17261). TO WIT: From "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 MLOD-1 MLR-2 AHOD" General Industrial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-3 MLOD-2 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District (All Overlays Remain the Same).

#### **ITEMS FOR INDIVIDUAL CONSIDERATION**

City Clerk Flores read the caption for Item 4.

4. Briefing on the City's response and preparedness on COVID-19. [Colleen M. Bridger, MPH, PhD, Assistant City Manager, Interim Director, Health]

City Manager Erik Walsh noted improvements numbers the past 3 weeks on reported COVID-19 positivity rates, case rates, and hospitalizations. He stated that there was still a high degree of uncertainty in regard to receiving and administering the COVID-19 vaccine and associated distribution sites. The City Manager noted that the City was in daily communications with vaccination State and Federal officials to obtain additional vaccinations.

City Manager Walsh noted the start of a program that vaccinated homebound Seniors in coordination with Meals on Wheels Program. He briefed that the Program was rolled out through the Fire Department and Metro Health leadership and remained flexible to meet the supply and demand for the vaccine. City Manager Walsh recognized the overall efforts, partnership and contributions from University Health, University of Texas Health Science Center, and WellMed.

Dr. Bridger stated that there were currently 177,000 people that had tested positive for COVID-19. She noted that there were improvements in the seven-day rolling average which was down to 1,400. Dr. Bridger stated that the positivity rate was at 15%, which was down from the previous high of 19%. She confirmed that 2,100 deaths were attributed to COVID-19 and estimated that 1,300 individuals had COVID-19 and approximately 171,000 had recovered.

Dr. Bridger noted that the latest Epidemic Curve (Epi Curve) indicated a longer, slower, and less steep curve than that of three weeks prior. She noted that the curve showed that the seven-day average numbers had steadily declined since last report. Dr. Bridger stated that there were four priorities for vaccinations which were:

- Monitor vaccine doses received and administered
- Expand access to mass vaccination clinics
- Ensure equity is at the heart of vaccine distribution
- Clearly communicate to the community where vaccine is available

Dr. Bridger stated that 331,000 doses of the vaccine had been received in Bexar County and that paperwork for 186,000 administered vaccines had been completed. She acknowledged challenges in completing paperwork which attributed to a difference in received versus distributed vaccine doses but assured that doses were being distributed. She noted that 32,000 doses had been administered at the Alamodome and over 100,000 across four mass vaccination hubs.

Dr. Bridger briefed on priority census tract data associated with the four mass vaccination clinics and vaccine distribution. She noted that there was good distribution across the City, but the majority were in the northern part of Bexar County with approximately 57,000 individuals vaccinated with their first dose. She stated that the State had rules for distribution to include only serving Bexar County residents, but the City guidelines did not limit vaccinations to Bexar County residents. She noted that 13% of vaccines administered were given to individuals residing outside the county. Dr. Bridger briefed that community health workers were helping individuals register individuals and had registered 6,000 thus far. She noted that 3-1-1 and WellMed mass vaccination clinics assisted in registering individuals for vaccinations. She added that the Fire Department had provided 1,000 vaccinations during the past week to homebound seniors at San Antonio Housing Association facilities or serviced under the Meals on Wheels Program.

Dr. Bridger briefed on COVID-19 communication efforts which included the use of public service announcements in Spanish and English, the Mayor's daily public briefings, and pitching stories to the media for distribution which included tours of the Alamodome vaccination space. Media coverage included a media crew from HBO who were filming a documentary related to the various aspects of the vaccination roll out in Bexar County and other cities across the Country. She also noted the use of billboards and signage, television, and radio which were presented in both Spanish and English which reached over 3.3 million individuals on a monthly basis.

Dr. Bridger reminded the City Council that the State had opened up eligibility for individuals in Phase 1A and 1B which included medical personnel, first responders, last responders, and anyone over the age of 65 or under the age of 16 with at least one chronic medical condition.

Mayor Nirenberg asked for clarification on the number of first doses issued and at which sites. She clarified that the 57,000 vaccinations issued were at the mass vaccination sites of the Alamodome, WellMed, University of Texas Health and University Medical Health. She also clarified that there was no data on doses other providers had distributed related to zip codes.

Councilmember Sandoval asked what the State and Federal guidelines on pre-qualifications of

individuals were receiving the vaccine and priority of those most in need of receiving the vaccine. Dr. Bridger clarified that the State guidelines allowed administering vaccines to any Texas resident. Councilmember Sandoval asked how chronic health conditions were categorized. Dr. Bridger stated that the City's definition was fairly broad and followed the CDC and State guidelines. Dr. Bridger noted that staff had initially been stringent in confirming chronic conditions which delayed distribution at mass vaccine sites. She stated that the current practice in large extent relied on integrity and honesty of individuals being vaccinated with a concentration on getting as many people vaccinated as possible.

Councilmember Sandoval asked how the vaccine partners concentrated efforts. Dr. Bridger stated that there was a weekly leadership call with all mass vaccine providers to include WellMed, University Health System, University of Texas Health, and the City.

Councilmember Sandoval noted that maps provided good information on where vaccines were being distributed. She asked if there was more information available related to geography, ethnicity or age of individuals vaccinated at the mass vaccination sites. Dr. Bridger stated that vaccine data was provided from the hub sites. She noted that at some point the State would be able to provide data from their systems for the City. Dr. Bridger also stated that the City's data showed that individuals vaccinated at the Alamodome were 51% Hispanic, 27% White, 5% Black, 3% Asian, and 10% declined to specify. She noted that State data showed more White people were vaccinated throughout the State and attributed it to community health workers' outreach. She noted that the White House announced that some doses would be going to private pharmacies and the City would be sharing the City's priority census tract map with those providers to encourage them to select locations within priority census tracts.

Councilmember Sandoval requested information on the how information was being provided to the Spanish speaking community and noted that Spanish news stations had limited broadcasts, and if presentations were provided via an interpreter. Government and Public Affairs Director Jeff Coyle stated that Spanish interpretation was provided live during daily feeds and was also posted on YouTube after each presentation was completed. He noted that there were challenges in providing information due to limited Spanish television newscasts.

Councilmember Andrews-Sullivan thanked Dr. Bridger and Fire Chief Hood for their efforts in getting vaccines to homebound seniors under the Meals on Wheels Program. She asked how faith-based outreach groups could become a vaccination site or assist in meeting the demand of the Inner Core. Dr. Bridger noted that a number of churches and other organizations had reached out with offers of being vaccination sites and the City was maintaining database in order to disburse as State approved sites. She stated that there were four mobile Health Department vaccination units which were deployed to mobile vaccination events and were ready to deploy to such sites upon State approval.

Councilmember Andrews-Sullivan asked if the City was working with home health agencies and similar service providers that were not on the Meals on Wheels Program. Dr. Bridger stated that if the current program were allocated the additional 1,000 doses a week as anticipated, the City would expand partnerships to partner organizations that worked with homebound seniors. She estimated that 10,000 seniors would be reached in 20 weeks.

Councilmember Andrews-Sullivan asked if the City had planned on switching vaccines from Pfizer to Moderna due to distribution limitations from Pfizer. Dr. Bridger stated that the City would use whichever vaccine provided from the State in order to vaccinate as many individuals as possible. She

noted that the City used both vaccines and would integrate the usage of the Johnson and Johnson vaccine as it became available.

Councilmember Andrews-Sullivan asked for clarification on the vaccination of long-term living facility workers. Dr. Bridger stated that the long-term care and nursing care facilities were offered vaccinations at the earliest through a partnership between the Federal Government and CVS. She noted that there were some workers that chose not to be vaccinated but were not clear on why these workers had decided not to be vaccinated.

Councilmember Rocha Garcia noted that additional efforts to provide vaccinations to zip codes that encountered challenges in registering for vaccines was needed. She noted the need for more information on the disbursement of vaccines by zip code. Dr. Bridger stated that the map presented today was the first time the City had been able to present data. She added that the data would be provided weekly.

Councilmember Rocha Garcia asked how Council Districts could recommend community organizations to assist homebound seniors receive vaccinations outside the Meals on Wheels Program. Dr. Bridger stated that it was estimated that 10,000 homebound seniors that needed vaccinations and this information was gathered through other community groups. She stated that the City would be reaching out to these individuals right away and staff would reach out to each Council District to obtain information on remaining seniors needing vaccinations. Dr. Bridger noted that the biggest challenge was that there were not sufficient vaccines available and not that current sites did not have capacity. She stated that she expected vaccine supply was expected to increase in the next 4 to 6 weeks.

Councilmember Rocha Garcia asked if supplies would be limited at the City's vaccine sites when the retail sites came on-line to distribute vaccines. Dr. Bridger stated that the retail pharmacies would be given additional vaccines not at the expense of the mass vaccination sites.

Councilmember Treviño noted that the City budgeted \$20.6 million for homeless shelter through the Recovery and Resiliency Plan and had expended less than 25% so far. He stated that the Federal Government had directed FEMA to cover 100% of the cost associated with non-congregant shelters at the State and Local level and that reimbursement could be requested retroactively. He asked if the City would be eligible to be reimbursed the full \$20.6 million set aside for homeless shelter. City Manager Erik Walsh stated that staff was currently inquiring about the reimbursement process. Councilmember Treviño asked how much funding for homeless relocation assistance had been set aside. Assistant City Manager Lori Houston stated that staff would explore information and provide a response. Councilmember Treviño stated that he wanted to ensure that the City was assisting those who had been displaced and invited as the City had assisted families remain in their homes.

City Manager Erik Walsh stated that the City would seek clarification from FEMA on the usage of funds and would provide further clarification and recommendations to the City Council on February 18, 2021. City Manager Walsh noted that staff was determining how to use Federal and Local funding to include partnerships with local organizations and possibility of purchasing a hotel or hotel space for transitional housing for homeless individuals.

Councilmember Treviño noted that outreach efforts needed to be a long-term effort and that related policies be examined. City Manager Walsh reiterated his and staff's commitment to addressing these

issues as well as that of partners such as Haven for Hope and SARAH.

Mayor Nirenberg asked of the status of community outreach officers for each Council District. Department of Human Services Director Melody Woosley stated that 11 positions were being hired and offers had been made and five individuals had accepted. She anticipated all positions being filled by March 2021.

Councilmember Viagran thanked staff and partner organizations for their efforts on COVID-19 vaccination distribution. She asked if zip code and other demographics were available for the homebound seniors that still needed vaccines. Dr. Bridger stated that the information was not currently available, but she would provide it. Dr. Bridger stated that the City deployed community health care workers to priority census tracts. Councilmember Viagran commented on resident frustration as it related to their efforts to register for limited vaccines and reminded the public of priority of vaccinating Phase 1A and 1B category individuals.

Councilmember Courage expressed concerns on discrepancies of State data of delivered vaccine does compared to delivered doses by the City and partner sites. Dr. Bridger noted that vaccinations had been administered but data had not been entered into the State's database system. She assured the City Council that staff immediately administered dosages.

Councilmember Courage addressed the need for the creation of a COVID-19 vaccine registry. He stressed that the registry would maintain and verify pertinent information of registrants and would assist in distribution. Dr. Bridger noted that the topic of a registry creation had been extensively discussed and had been communicated not a recommended best practice.

Councilmember Gonzales asked for clarification on the creation and deployment of the Meals on Wheels vaccine distribution efforts. City Manager Erik Walsh stated that the State had requested a plan for distribution to homebound seniors in order to receive an additional 1,000 doses. He noted that the Metro Health and Fire Departments had had initial conversations in the Fall 2020 and then formalized a plan when contacted by the State.

Councilmember Gonzales asked if a delay in receiving the second dosage vaccine hindered the effectiveness of the vaccine. Dr. Bridger stated that a delay of 2 to 4 weeks did not adversely affect the effectiveness of the vaccine.

Councilmember Gonzales commented that the homeless issue was a complex issue and that she had witnessed firsthand the refusal of homeless individuals accepting assistance from available programs. She asked Mayor Nirenberg if future Housing Bond funds could be used for permanent supportive housing for homeless individuals.

Councilmember Cabello Havrda asked Dr. Bridger for an explanation as to what factors were critical of the failure of a vaccine registry in other cities or counties. Dr. Bridger stated that the primary deficit was the fact that people did not understand that they could be in a registry for 4-6 months before they got vaccinated, which caused continued frustration and anxiety of not receiving the vaccine. Dr. Bridger noted that cities like Austin reported that registries were not an effective way to address the angst and anxiety felt by individuals and better to effectively communicate to the public the fact that it could be 4 to 6 months before everyone in Phase 1B could be vaccinated.

Councilmember Cabello Havrda asked which of the 4 priorities of the COVID-19 vaccine monitoring process was in most need of improvement. Dr. Bridger stated that City staff had the most control over were the issues of addressing equity and communication. She noted that the City continuously communicated to the State the City's readiness to deliver vaccines but there was no control over the manufacturing of the vaccine.

Councilmember Cabello Havrda asked for clarification on how the State determined the number of doses received by the City. Dr. Bridger stated that in the beginning it was determined on how quickly vaccine sites were set up and then based on population. She pointed out that at that time the City had received 1.7% more doses than other Cities due to the ability to quickly set up mass vaccine sites.

Dr. Bridger stressed the importance to remind all providers that there was a registration site available which allowed them to receive available vaccines first for distribution. Dr. Bridger stated that she would provide a follow up memo with registration site information.

Councilmember Rocha Garcia thanked Dr. Bridger and staff for the phenomenal work and information provided. She thanked Dr. Bridger for her extended stay as Assistant City Manager and providing her expertise on the COVID-19 subject. She stated that she was proud of the women in leadership in the Metro Health Department.

Councilmember Sandoval noted that the City had surpassed 2,000 deaths and had recently lost Mr. Duval who was a Council District 7 leader in the Thunder Hills Neighborhood Association. She shared that her office worked closely with GPA to promote COVID-19 materials on social media. She reminded the general public to continue to protect themselves, their families, and friends by practicing social distancing and wearing of masks. She asked the public to be patient until additional vaccine supplies were made available.

Councilmember Gonzales asked if community health care workers were utilized to create a registry databased. Dr. Bridger clarified that the workers were not creating a registry but were signing up individuals for actual appointments in priority census tract areas with high mortality rates, high case rates, and households where vulnerable individuals resided. Dr. Bridger noted that the workers were coordinated 600 appointments per week at WellMed facilities and would increase enrollments as doses became available.

Councilmember Courage acknowledged the hard work made by Dr. Bridger and staff on the distribution of COVID-19 vaccines.

Councilmember Viagran asked how long it took for San Antonio to reach the first 1,000 deaths and then how long did it take to get 2,000. Dr. Bridger noted that she estimated that it took three times as long to get to the first 1,000 deaths than it did to get to the 2,000 mark. She stated that mortality in the second spike was considerable and should not be lost sight of.

Mayor Nirenberg thanked the City Council and staff for great discussion and directed to go to continue with individual items.

City Clerk Flores read the caption for Item 13.

**2021-02-04-0061**

- 13.** Ordinance awarding the FY 2021 Pavement Preservation Package 5 - Micro-Surface Task Order Contract to Intermountain Slurry Seal, Inc. in an amount not to exceed \$1,496,800.50 with reimbursement from San Antonio Water System in an amount consistent with necessary adjustments to their existing infrastructure related to street maintenance pavement preservation projects identified in the Infrastructure Management Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Gonzales requested a presentation on Item 13. Public Works Director Razi Hosseini briefed on the Street Maintenance Program and the related five-year infrastructure management of the program. He stated that the Budget was \$102 million, which included \$43 million differed from the previous fiscal year due to COVID-19 impact and covered 280 projects to be completed this year. Mr. Hosseini clarified that the program would be used to complete the IMP Pavement Preservation Project which included micro surface sealant-base structural repairs and other associated work.

Councilmember Gonzales noted that she wanted to highlight the pavement preservations component of this program. She asked for clarification on the micro-surfacing process and if it had been used in the past. Mr. Hosseini stated that the micro-surfacing process had been used over the past few years. He noted that the process was used to preserve streets in a more economical basis and to prevent more costly roadway rebuilding actions. Mr. Hosseini clarified that the micro-surfacing process was used on streets and roadways that had high traffic volume and assisted in further surface deterioration of roadways. He stated that while the process was economical, it was the best application to address deteriorating streets.

Councilmember Gonzales expressed her concern in making sure that streets that were maintained in good condition and that the streets that were at the A and B grade level be maintained and those at lower levels be brought back to the higher levels. Mr. Hosseini clarified that streets at C and D levels of maintenance are usually put into a new roadway category and planned for replacement.

Councilmember Courage asked for clarification on the number of levels of treatments for street repairs. Mr. Hosseini clarified that the City used crack sealants, silicone overlays, and total reconstruction depending on the levels of repair needed. Councilman Courage asked the difference between slurry seal and micro-surfacing. Mr. Hosseini provided clarification on both applications.

Councilmember Courage asked what the return on investment was for using the proposed application. Mr. Hosseini stated that the application expanded the street usage between 5 to 7 years. Councilman Courage asked how other applications expanded the usage of streets and when used. Mr. Hosseini stated that he would prepare a table with life expectancy, cost of application, and when application was used.

Councilmember Gonzales moved to approve Item 13. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

City Clerk Flores read the caption for Item 19.

**CONTINUED UNTIL 3/4/2021**

- 19.** Resolution initiating historic landmark designation for 9290 Leslie Rd and waive application fees totaling \$5,957.20. Funding for the application fees is available in the Office of Historic Preservation General Fund FY 2021 Adopted Budget. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Councilmember Sandoval motioned to move the item to the March 4, 2021 City Council meeting.

Councilmember Sandoval moved to Continue Item 19. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

**CONTINUED TO FEBRUARY 4, 2021**

**Z-1.** ZONING CASE Z-2020-10700122 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the East 12.5 feet of Lot 11, Lot 12 and Lot 13, Block 2, NCB 6481, located at 1526 West Mistletoe Avenue. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Denial.

Assistant Director Melissa Ramirez, Development Services Department, read the caption for Item Z-1. She noted that staff recommended denial with an alternate recommendation of RCD for two units, zoning commission recommended denial. She noted that of then notice responses received there were zero in favor, 11 opposed. She stated that the Jefferson Heights Neighborhood Association was opposed and that the Item required nine votes to approve due to opposition exceeding 20 percent.

Councilman Treviño stated that per the applicant's request he would grant a two-week continuance for the case to February 18, 2021 meeting.

Councilmember Treviño moved to Continue Item Z-1 until February 18, 2021. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

Mayor Nirenberg addressed Items P-3 and Z-7.

**CONTINUED UNTIL 3/4/2021**

**P-3.** PLAN AMENDMENT CASE PA-2020-11600076 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Agribusiness RIMSE Tier" to "Suburban Tier" on 521.58 acres out of CB 4010, located at 21193 Lamm Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700273)

**CONTINUED UNTIL 3/4/2021**

**Z-7.** ZONING CASE Z-2020-10700273 (Council District 3): Ordinance amending the Zoning District Boundary from "FR" Farm and Ranch District to "MHC" Manufactured Housing Conventional District on 521.58 acres out of CB 4010, located at 21193 Lamm Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600076)

Ms. Ramirez read the caption for Items P-3 and Z-7 and stated that staff recommended approval. She stated that there were three notices mailed with zero in favor and zero opposed.

Councilmember Viagran thanked the applicant for submitting but noted that she still had some questions. She motioned for the Items to be continued until February 18, 2021.

Councilmember Viagran moved to continue Items P-3 and Z-7 until February 18, 2021.

Councilmember Cabello Havrda seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

**2021-02-04-0085**

**Z-15.** ZONING CASE Z-2020-10700261 CD (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto And Light Truck Repair on Lot 25 and Lot 26, Block 1, NCB 11998, located at 135 Tellez Avenue. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.

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 25 and Lot 26, Block 1, NCB 11998. TO WIT: From "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair.

Ms. Ramirez read the caption for Item Z-15. She noted that staff recommended denial and that zoning recommended approval of parking of service vehicles only with no on-site service or repair of vehicles.

She stated that sixty-one notices were mailed with zero in favor and zero opposed.

Councilmember Sandoval moved to approve Item Z-15 with the conditions of no access from Tellez Avenue, parking vehicles only, no on-site repair of motor vehicles and 6-foot screened fence along the property line.

Councilmember Sandoval moved to approve Item Z-15 with Conditions. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Perry

### **PULLED NOT CONSIDERED**

**16.** Resolution nominating the 3M Company as a Texas Enterprise Project. [Carlos Contreras, Assistant City Manager; Alejandra Lopez, Director, Economic Development]

### **CITY MANAGER'S REPORT**

**25.** City Manager's Report

City Manager Erik Walsh stated that in recognition of Black History Month a video would be shown that featured five standout African American City employees. City Manager Walsh noted that it was a time to honor the history and achievements of African Americans and the video acknowledged the achievements of the City's employees who contributed to the community, the organization, and our history every day. He stated that this year, the City included the observation of Juneteenth as a City holiday and acknowledged the special history. City Manager Walsh thanked the employees that participated in the video.

Mayor Nirenberg noted that when he thought of Black History Month he thought of his Father and the stories he would tell him about when Black History Month was actually a Black History Week, and how much that meant to him since there had never been celebrations held before that. Mayor Nirenberg stated that it was always an opportunity to celebrate the achievements of African Americans whether in science, technology, music, entertainment, and the military. He stated that it was his goal to live his life in a way that honored that sacrifices that they did for the Black community so all could enjoy the freedoms and some of the rights we have today. Mayor Nirenberg highlighted the achievements of family members, the first black woman to fly an airplane, and Oprah Winfrey.

Councilmember Andrews-Sullivan thanked City Manager Erik Walsh for his efforts and leadership in addressing concerns of equity and dynamics of the City Manager's Office structure. She recognized his efforts in making Juneteenth a City holiday and being a model to other cities.

### **EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting at 11:50 AM 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. Discuss legal options pursuant to Texas Government Code Section 551.071 (consultation with attorney)

Mayor Nirenberg reconvened the meeting at 1:17 PM and announced that no action was taken.

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 1:17 PM.

**APPROVED**

**RON NIRENBERG**  
Mayor

Attest:

**TINA J. FLORES**  
City Clerk