

City of San Antonio



AGENDA City Council A Session

No in-person access to this meeting

Thursday, March 18, 2021

9:00 AM

Videoconference

To protect the health of the public and limit the potential spread of COVID-19, the City Council will hold this meeting via videoconference. These meeting standards are based upon the various suspended provisions of the Open Meetings Act issued by the Texas Governor in response to the COVID-19 crisis. These modified standards shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor.

The meeting will be available to the public at AT&T channel 99, Grande channel 20, Spectrum channel 21, digital antenna 16, www.sanantonio.gov/TVSA and www.Facebook.com/COSAGOV. The meeting will also be available by calling (210) 207 5555 (English and Spanish available).

Members of the public can comment on items on the agenda. To submit comments or sign up to speak, please go to www.sanantonio.gov/agenda and click on the eComment link for instructions. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

During the meeting, the City Council may meet in executive session by videoconference for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf.

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253

For additional information on any item on this agenda, please visit www.sanantonio.gov or call (210) 207-7080.

1. [21-2121](#) Invocation
2. [21-2122](#) Pledge of Allegiance
3. [21-2123](#) Approval of Minutes from the City Council Meetings of December 17, 2020, January 31, 2021, and January 14, 2021

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

INDIVIDUAL ITEMS FOR STAFF BRIEFING

4. [21-2129](#) Approving the following two items relating to matters of the City Public Service Board (“CPS Energy”): [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
- 4A. [21-2355](#) Ordinance authorizing the issuance of obligations (collectively, the “Obligations”) designated as City of San Antonio, Texas Electric and Gas Systems Revenue Obligations in one or more series in an aggregate amount not to exceed \$500,000,000.
- 4B. [21-2356](#) Resolution in support of protecting CPS Energy customers from unlawful, illegitimate, charges for electricity and fuel.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5. [21-1669](#) Ordinance approving a contract with ADS, Inc., to provide the San Antonio Police Department with two, flat panel instant imaging X-ray tactical response kits for a total cost of \$70,907.20. Funding is available from 2019 Federal Grant-State Homeland Security Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [21-1659](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$182,000.00, included in the respective department's FY 2021 Adopted Budget: (A) Bankson Group, Ltd., dba Alamo Tees & Advertising, and A1 Sports Center, Inc., for a variety of promotional tee shirts for City departments; and (B) RONVAC Corp., dba FASTSIGNS Downtown, for vehicle decals,

letters and numbers for marking City-owned fleet vehicles.
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief
Financial Officer, Finance]

Capital Improvements

7. [21-1089](#) Approving the following two items related to the World Heritage Trail Signage and Wayfinding Project, a 2017 Bond funded project:
[Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
- 7A. [21-2172](#) Ordinance awarding a construction contract to Comet Signs LLC in the amount of \$566,785.74 for World Heritage Trail Signage & Wayfinding Project New Signage. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program.
- 7B. [21-2173](#) Ordinance awarding a construction contract to Comet Signs LLC in the amount of \$235,349.31 for the World Heritage Trail Signage & Wayfinding Project Package 5. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program.
8. [21-2069](#) Approving the following two items related to the South Zarzamora Street/Applewhite Road Intersection project: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
- 8A. [21-2174](#) Ordinance approving an amendment in the increased amount of \$151,580.00 to the \$202,000.00 Design Services Agreement between the City and GGE Consulting Engineers, Inc. dba GE Reaves Engineering for additional services associated with the design. Funds are available from the 2012 and 2017 General Obligation Bond funds and are included in the FY 2021 - FY 2026 Capital Improvement Program.
- 8B. [21-2175](#) Ordinance awarding a construction contract to E-Z Bel Construction, LLC in the amount of \$1,940,478.83 for the South Zarzamora Street/Applewhite Road Intersection project. Funds are available from the 2012 and 2017 General Obligation Bond funds and are included in the FY 2021 - FY 2026 Capital Improvement Program.

Acquisition, Sale or Lease of Real Property

9. [21-1279](#) Ordinance approving patio license agreements in Market Square with Be Frida, Casa Rivera Arts & Crafts, El Merkadito, Texas Hats and Texas Store through September 30, 2025. FY 2021 lease revenue in the amount of \$12,528.60 will be deposited in the Market Square Improvement Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]
10. [21-1792](#) Ordinance amending a lease agreement with Hackberry Investors, Ltd., for office space located at 512 E. Highland Blvd., for the San Antonio Metropolitan Health District, for a five-year term, expanding their existing space by 8,290 S.F., for the additional rental amount of \$14,472.76 per month during the first year, increasing to \$14,970.36 per month during the fifth year. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations].

Grant Applications and Awards

11. [21-2045](#) Ordinance approving the submission of a grant application to the Alamo Area Metropolitan Planning Organization for funding in the total amount of \$176,125,974.00 from federal funds for 19 proposed projects and programs in the total estimated amount of \$220,157,467.00 with a potential City match of \$44,031,493.00 for consideration through the FY 2023-2026 Transportation Improvement Program (TIP) and authorizing the acceptance of federal funds, if awarded. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Boards, Commissions and Committee Appointments

12. [21-2116](#) 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 Suzanne Hernandez (District 9) to the Mayor's Commission on the Status of Women.

Miscellaneous

13. [21-2127](#) Ordinance approving the settlement of a lawsuit styled Adolfo Salomon III, et al. v. City of San Antonio, Cause Number 2019-CI-11573,

pending in 73rd Judicial District Court, Bexar County, Texas, in the amount of \$57,500.00 payable from the Self-Insured Liability Fund. [Andy Segovia, City Attorney]

14. [21-2357](#) Resolution reaffirming the City's commitment to support gender pay parity and supporting initiatives to close the gender wage gap in San Antonio. [Erik Walsh, City Manager; Alex Lopez, Director, Economic Development]
15. [21-2022](#) Ordinance approving the issuance by the San Antonio Housing Trust Finance Corporation of its “Multifamily Housing Revenue Bonds (Echo East Apartments) Series 2021” (the “Bonds”) and for purposes of Section 147(f) of the Internal Revenue Code and in order to comply with the San Antonio Housing Trust Finance Corporation’s organizational documents [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].
16. [21-2023](#) Ordinance approving the issuance by the Las Varas Public Facility Corporation of its Multifamily Housing Revenue Bonds (Watson Road Apartments) Series 2021 (the “Bonds”) for purposes of Section 147 (f) of the Internal Revenue Code [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].
17. [21-1953](#) Ordinance approving an amendment to the Interlocal agreement with the Bexar County Hospital District, d/b/a University Health to extend the term of the agreement and accepting compensation from University Health in the amount of \$190,768.08 for the delivery of public health services such as sexually transmitted disease control, TB control, emergency preparedness, and vector control to residents of Bexar County for the period April 1, 2021 through March 31, 2022, with the option to renew for one additional one year term. [Mario Martinez, Assistant Director, Health]
18. [21-2087](#) Resolution creating the City of San Antonio Texas Municipal Council Aides Corporation to assist with the employment of City Council Aides including the provision of benefits, and approving Articles of Incorporation and Bylaws. [Ben Gorzell, Chief Financial Officer; Renee Frieda, Interim Director, Human Resources]
19. [21-1962](#) Ordinance approving an award of up to \$200,000 to Texas RioGrande Legal Aid for contracted work related to The Right to Counsel Program. Funding is available from the FY 2021 General Fund Budget.

[Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

20. [21-1080](#) Ordinance approving three on-call Engineering Services Agreements for Project Scoping and Cost Estimating for the Proposed 2022-2027 General Obligation Bond Program with Maestas & Associates, LLC., LNV, LLC., and Freese and Nichols, Inc. each in the amount not to exceed \$200,000.00 to provide as needed civil engineering and cost estimating services for a two-year term. Funding in the amount of \$600,000.00 for Project Scoping and Cost Estimating for the Proposed 2022-2027 Bond Program is available from the Public Works General Fund Operating Budget. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
21. [21-1521](#) Approving the following two items related to the Alamo Regional Security Operations Center (ARSOC): [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]
- 21A. [21-2176](#) Ordinance approving the first amendment to the lease agreement between the City of San Antonio as tenant and the Port Authority of San Antonio as landlord, approved on June 18, 2020.
- 21B. [21-2177](#) Ordinance approving the first amendment to the funding agreement between the City of San Antonio, CPS Energy, and Port Authority of San Antonio to design and build out the facility, approved on June 18, 2020. This amendment will result in a net increase of \$207,000 for the project. Funding is available in the ITSD adopted capital budget.
22. [21-1793](#) Approving the following two items relating to property generally located southwest of the intersection of Tamaron Valley and Legend Falls in Bexar and Medina Counties and in the City's Extraterritorial Jurisdiction: [Roderick Sanchez, Assistant City Manager, AICP; Bridgett White, AICP, Director, Planning]
- 22A. [21-2178](#) Resolution granting the City Council's consent to the creation by Medina County of a Fresh Water Supply District to be named the Medina County FWSD No.4, the subsequent conversion of the district to a Water Control Improvement District; the assignment of the ownership, and the expansion of the Water Control Improvement District.

- 22B.** [21-2179](#) Ordinance approving a Development Agreement with Gallagher Concourse, LP, Ltd., D-W 381 Partners, LLC., and Goldfinch Farms, LLC, the owners of land generally located southwest of the intersection of Tamaron Valley and Legend Falls, in the Extraterritorial Jurisdiction of the City of San Antonio in Bexar County and Medina County.
- 23.** [21-1819](#) Approving the following three items related to the Navistar Economic Development Project: [Carlos J. Contreras III, Assistant City Manager; Alejandra Lopez, Director, Economic Development]
- 23A.** [21-2180](#) Ordinance designating the Navistar International Corporation Reinvestment Zone at 4526 South Loop 1604, San Antonio.
- 23B.** [21-2181](#) Ordinance approving a 10 year, 50% Tax Abatement Agreement on real and personal property based on a capital investment of at least \$14 million.
- 23C.** [21-2182](#) Resolution nominating Navistar for designation as a Texas Enterprise Zone Project.

Public Hearing and Consideration of the following Adoption and Amendments of the Neighborhood, Community and Perimeter Plans as Components of the Master Plan and Zoning Cases. Plan amendments and Zoning cases presented by Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services.

- Z-1.** [21-2104](#) ZONING CASE Z-2019-10700295-A (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "MF-18 H AHOD" Limited Density Multi-Family Monte Vista Historic Airport Hazard Overlay District on Lot 4 and Lot 5, and the west 25-feet of Lot 6, Block 9, NCB 1834, located at 324 West Magnolia. Staff and Zoning Commission recommend Approval.
- Z-2.** [21-2105](#) ZONING CASE Z-2019-10700295-B (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4S H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Specific Use Authorization for a Bed and Breakfast to "RM-4 H AHOD" Residential Mixed Monte Vista Historic Airport Hazard Overlay District on the east 35.62 feet of Lot 2 and west 31.05 feet of Lot 3, Block 15, NCB 1837, located at 128 West Mistletoe Avenue. Staff and Zoning Commission recommend Approval.

- Z-3.** [21-2109](#) ZONING CASE Z-2019-10700295-C (Council District 1): Ordinance amending the Zoning District Boundary from "O-2 H AHOD" High-Rise Office Monte Vista Historic Airport Hazard Overlay District and "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District to "RM-6 CD H AHOD" Residential Mixed Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for a Professional Office of Lot 2 and the south 10-feet of Lot 6, Block 4, NCB 1880 and "R-4 H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District on Lot 5, Block 4, NCB 1880, located at 509 West French Place. Staff and Zoning Commission recommend Approval.
- Z-4.** [21-2110](#) ZONING CASE Z-2019-10700295-D (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "R-4 CD H AHOD" Residential Single-Family Monte Vista Historic Airport Hazard Overlay District with a Conditional Use for Four (4) Dwelling Units on the west 70-feet of Lot 20, the northwest triangular 124-feet of Lot 21, and the west triangular 54-feet of Lot 22, Block 1, NCB 3085, located at 235 East Huisache. Staff and Zoning Commission recommend Approval.
- Z-5.** [21-1382](#) ZONING CASE Z-2020-10700282 (Council District 1): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 4.0145 acres out of NCB 13405, located at 8210 Pinebrook Drive. Staff and Zoning Commission recommend Approval.
- Z-6.** [21-2090](#) ZONING CASE Z-2020-10700301 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay 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 "O-1.5" Mid-Rise Office District, "C-1" Light Commercial District, Dry Cleaning, Charitable - Food and/or Clothing, Montessori School, Tamale Preparation, Entertainment Venue, Alcohol Beverage Retail Sales, Wine Boutique, Sign Shop, Mobile Food Court, Rental- Event Specialist, Reducing Salon, Janitorial/Cleaning service, and "MF-50" Multi-Family District

on Lot 7, Lot 8 and Lot 9, Block 5, NCB 2297, located at 2023 and 2015 West Commerce Street. Staff and Zoning Commission recommend Approval.

- Z-7.** [21-2089](#) ZONING CASE Z-2020-10700297 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-3 MLR-2 AHOD" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 1.077 acres out of NCB 15828, located at 5531 Rittiman Road. Staff and Zoning Commission recommend Approval.
- P-1.** [21-2111](#) 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)
- Z-8.** [21-2112](#) 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)

- Z-9.** [21-2096](#) ZONING CASE Z-2020-10700220 (Council District 3): Ordinance amending the Zoning District Boundary from "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot TR-11, Block 11, CB 4069B, located at 4345 Mickey Road. Staff and Zoning Commission recommend Approval. (Continued from March 4, 2021)
- Z-10.** [21-2102](#) ZONING CASE Z-2020-10700274 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-1 CD MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot 11 and Lot 12, Block 31, NCB 8654, located at 420 South San Augustine Avenue. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.
- Z-11.** [21-2103](#) ZONING CASE Z-2020-10700253 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "R-4" Residential Single-Family District on 1.389 acres out of CB 4450 and CB 4451, generally located in the 13500 block of Culebra Road. Staff recommends Approval. Zoning Commission pending the March 16, 2021 hearing.
- P-2.** [21-1842](#) PLAN AMENDMENT PA-2020-11600081 (Council District 10): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Suburban Tier" to "Specialized Center" on 112.35 acres out of NCB 16588, generally located in the 16900 block of Nacogdoches Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700278)
- Z-12.** [21-1843](#) ZONING CASE Z-2020-10700278 (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District, "C-3 AHOD" General Commercial Airport Hazard Overlay District, and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 112.35

acres out of NCB 16588 and "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 13.379 acres out of NCB 16588, generally located in the 16900 block of Nacogdoches Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600081)

City Manager's Report

24. [21-2162](#) City Manager's Report

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

ADJOURNMENT

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.