

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



**Meeting Minutes
City Council A Session**

No in-person access to this meeting

Thursday, December 17, 2020

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

1. The Invocation was delivered by Pastor Douglas Alan Diehl, Ph.D. of Crossroads Baptist Church, guest of Councilmember Sandoval, 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 September 9, 2020, September 10, 2020, and September 16, 2020.

Councilmember Perry moved to approve the Minutes of September 9, 2020, September 10, 2020, and September 16, 2020. 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

4. Councilmember Rebecca Viagran was sworn-in as Mayor Pro-Tem, serving the term January 7, 2021 through March 18, 2021.

Councilmember Viagran was sworn-in as Mayor Pro-Tem by City Clerk Flores.

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg recognized Bob Owen, photojournalist with the Express News, as he was retiring after 38 years of service to the community. Mayor Nirenberg read a certificate of official congratulations to Mr. Owen. He stated that since 1983, Mr. Owen had been committed to the field of photojournalism and his outstanding technical skills had earned worldwide recognition by the Kentucky Newspaper Association, National Press Photographer Association, the Dallas Press Club, Association Press Managing Editors of Texas, and the National Headliners Awards, just to name a few. Mayor Nirenberg noted that Mr. Owen's countless hours spent in COVID-19 Hospitals and Intensive Care Units had not gone unnoticed and was truly worthy of commendation. Mayor Nirenberg stated that the City Council of San Antonio was proud to join his family, friends, and colleagues in saluting Mr. Owen for a job well done. He added that Mr. Owen's retirement may open new vistas with new challenges, new interest, and above all continued success.

Councilmember Rocha Garcia was honored to recognize Mr. Owen and congratulated him on his retirement. She noted that Mr. Owen was interviewed by Soledad Matter of Fact Show and the focus was on his perspective from behind the scenes documenting stories of local heroes on the front lines of the pandemic. Councilmember Rocha Garcia noted that she was excited to see the photos that he had captured and the stories that he was able to tell by his photos. She added that Mr. Owen was able to tell the stories of those that did not have a voice. Councilmember Rocha Garcia thanked Mr. Owen for being a great visual artist and for being a great photo historian of San Antonio's history. She congratulated Mr. Owen and wished him the best during his retirement.

CONSENT AGENDA ITEMS

Items 14, 16, 24, Z-1, Z-2, Z-3, Z-12, Z-13, P-1, Z-18, and Z-20 were pulled for Individual Consideration. Mayor Nirenberg announced that Item 11 was pulled by Staff and would not be considered. He added that Item Z-21 was pulled by the applicant and would not be considered.

Mayor Nirenberg called upon the Individuals registered to speak.

Deborah Omawale Jarmon spoke on Item 18 regarding the approval of a three-year lease agreement with San Antonio African American Community Archive and Museum in Building 20 located at 418 Villita Street in La Villita. She noted that she moved to San Antonio in February 2012 and wanted to take her grandchildren to explore San Antonio's Black History. She added that there was an article that ran in the Express News about the conversation with Ellis Alley and that was all she could find on Black History. She added that she went down to Ellis Alley and read the markers and looked at the murals, but there was not any context. She stated that eight years later, courtesy of the community with the vision of Everett Fly and George Frederick, the San Antonio African American Community Archive and Museum was born. She added that the Archive was originally housed at the University of North Carolina and had been moved to Texas A&M San Antonio. She added that the unveiling would be held in February 2021 during Black History Month.

Jack M. Finger spoke in opposition of Item 22. He noted that the idea of establishing new policies for the Cultural Arts Department was not a good idea because they proactively advocate for the homosexual lifestyle and he did not agree.

Cosima Calvin, Co-Chair of the Beacon Hill Neighborhood Association spoke in support of Item 28. She thanked the Office of Historic Preservation for their assistance regarding the Resolution to initiate historic landmark designation for 1206 W. Agarita. She noted that the original owners, the Tassos Family built the home in 1921 and raised two generations until the patriarch passed away. She added that the home was then sold to Mr. Guerrero and his wife. Ms. Calvin noted that Damon Tasso was born in the home and went on to play Football for the Detroit Lions and the Green Bay Packers.

Beverly Watts Davis spoke in support of Item 32 regarding the approval of a contract with WestCare Texas to support the San Antonio Police Department's Community Crime Prevention Program to address, reduce, and prevent crime. She noted that the reduction of crime was needed and the potential harmful effects for citizens on the East Side of San Antonio needed improvement. She added that the relationship and trust between the Police Department and the community needed improvement and she thanked Police Chief McManus for making funding available to support community-based crime prevention and reduction of crime efforts.

Councilmember Perry highlighted Item 12 regarding the 2017 Bond Perrin Homestead Historic Center project. He noted that this was one of the last working farmhouses in San Antonio and was built in 1875 by Alphonse Perrin. He added that Perrin Beitel Road was named from the original Perrins that bought the farm which was originally 540 acres. He noted that the original house was being renovated and would be opened for school children to see how people lived in the 1800s. He stated that an old cistern was on the property that was hand dug very deep and wide. Councilmember Perry noted that the Perrin Homestead would eventually connect to Lady Bird Johnson Park and provide trailways.

Councilmember Treviño welcomed the San Antonio African American Community Archive and Museum (SAAACAM) to be located in Building 20 at 418 La Villita Street in La Villita. He noted that SAAACAM was a 501(C)(3) nonprofit and would interpret authentic African American Artifacts related to San Antonio History in a community based digital archive. He added that their goal was to reclaim San Antonio's Black History by empowering individuals to curate their own archives at no cost to visitors. Councilmember Treviño stated that SAAACAM would provide visitors and tourists an African American experience through a display of digital historical collections.

Councilmember Treviño highlighted Item 28 and thanked the family that purchased the property. He noted that the property owner was open to the process of historic designation. He added that Ms. Arabia mentioned that her father was an Architect from Mexico. Councilmember Treviño stated that the family looked forward to finding a way to continue working with the Beacon Hill Neighborhood Association and the Office of Historic Preservation to maintain the character of the house and the neighborhood.

Councilmember Sandoval thanked Debbie Racca-Sittre, Director of Arts & Culture for the creation of the individual Artist Grant and for ensuring that Grant Funds went toward supporting local artists and organizations. She thanked Dr. Ellen Clark for representing District 7 on the Arts Commission. She recognized Dr. McIntyre for weighing in on the changes.

Councilmember Sandoval highlighted Item 25 approving a professional services contract with Deaf Link for the American Sign Language Alert System for the City of San Antonio. She thanked City Staff for their time and effort to make sure residents received emergency notifications that keep them safe. Councilmember Sandoval recognized Beverly Watts Davis for speaking in support of Item 32 regarding

the Crime Prevention Program which meant that we could intervene in people's lives before the police or law enforcement got involved. Councilmember Sandoval highlighted Item 27 approving an agreement with Cure Violence Global for the provision of training and technical assistance in the Violence Prevention Program.

Councilmember Andrews-Sullivan noted that it was a time of uncertainty and a difficult time for families that were grieving or dealing with social distancing. She added that she was there for them during this difficult time. She acknowledged that SAAACAM finally had a place in the City of San Antonio and was able to tell the complete story of San Antonio history. She stated that she was thankful that individuals would still have a on Rittiman Road that served infants, children, and women.

Councilmember Andrews-Sullivan recognized Fred Williams for serving on the Citizens Action Advisory Board and Seymour Battle for serving on the Zoning Board of Adjustment. In addition, she thanked Police Chief McManus for efforts in addressing community violence in District 2. She stated that District 2 would be relighting the tree at Martin Luther King Park which would serve as a beacon to the community.

Councilmember Pelaez highlighted Item 13 which addressed the ratification of a Vance Jackson low water crossing which required much attention by first responders during flooding events. He noted his excitement of addressing the safety and travel risks associated with these crossings and the benefit to all when addressed.

Councilmember Pelaez thanked his City Council colleagues and City staff on the approval of Item 26 which renewed a professional services contract supporting the City's Lobbying Team. He stressed the essential efforts of these professional groups on behalf of the City in Austin and in Washington DC which covered various issues.

Mayor Nirenberg expressed his thanks to Debbie Rocca-Sitre related to the Arts Funding package and stressed the impact of art to the community. He noted his agreement with Councilmember Andrews-Sullivan comments on reflection of the year's accomplishments and efforts of Council Colleagues and staff on meeting community needs in time of crisis.

Councilmember Courage moved to approve the remaining Consent Agenda Items. Councilmember Pelaez 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

2020-12-17-0914

6. Ordinance approving a contract with Ford Audio-Video Systems, LLC. to implement Terminal A paging system replacement and Terminal B paging system update and provide on-going maintenance, support and licenses at the San Antonio International Airport for a total cost of \$1,562,718.66 over a five-year period. Funding in the amount of \$1,422,709.00 for system design and implementation is available from the Airport Improvement and Contingency Fund and is included in the FY 2021 - FY 2026 Capital Improvement Program, and funding in the amount of \$10,435.50 for maintenance and support is available from the FY 2021 Airport Operating and Maintenance Fund 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]

2020-12-17-0915

7. Ordinance approving a contract with Intertech Security, LLC, dba Intertech Ci, to provide for the purchase and installation of electronic security systems, video systems and access control systems, as well as preventive maintenance, at various City facilities for an estimated annual cost of \$4.6 million. No funds will be encumbered by this ordinance which provides for the procurement of specified goods and services as needed, based upon the department's available budget. Funding sources may include, but are not limited to, Capital Funds, Operating Budgets, and Grants as authorized by City Council. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-12-17-0916

8. Ordinance approving contracts with Ancira Motor Company, Caldwell Country Chevrolet, Gunn Chevrolet LTD and Silsbee Toyota to provide 35 light duty vehicles for a total cost of \$1,120,656.50. Funding in the amount of \$1,033,692.50 is available from the FY 2021 Equipment Renewal and Replacement Fund Budget, and \$89,964.00 is available from the FY 2021 General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-12-17-0917

9. Ordinance approving contracts with Associated Supply Company, dba ASCO Equipment, Harris County Rentals, dba Texas State Rentals, and H&V Equipment Services for an estimated total cost of \$543,277.91. Funding in the amount of \$51,009.21 is available from the FY 2021 General Fund Budget, \$298,390.00 is available from the FY 2021 Solid Waste Operating and Management Fund Budget, and \$193,878.70 is available from the FY 2021 Equipment Renewal and Replacement Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-12-17-0918

10. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$2,052,020.00, included in the respective department's FY 2021 Adopted Budget:
- (A) CSE Professional Services LLC, dba CJ Beds, for fire station mattress sets;
 - (B) Sirchie Acquisition Company, LLC, for narcotic test kits for the San Antonio Police Department;
 - (C) PerkinElmer Health Sciences, Inc., for PerkinElmer instrument maintenance and support services for the JANUS 8 Tip platform; and
 - (D) Allied Universal Security Services for a change order to the Annual Contract for Security Staffing Services.
- [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2020-12-17-0919

12. Ordinance awarding a construction contract to Longhorn Tejas Property Builders, LLC in the amount of \$737,733.00 for the 2017 Bond Perrin Homestead Historic Center project, located in Council District 10. Funds are available from the 2017 - 2022 General Obligation Bond Program and 2015 Parks Development and Expansion Venue Fund and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager;

Razi Hosseini, Director, Public Works]

2020-12-17-0920

- 13.** Ordinance awarding a construction contract to Capital Excavation Company in the amount of \$5,943,215.05 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure for the Vance Jackson Low-Water Crossings project, a 2017 Bond funded project, located in Council District 8. 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]
- 15.** Approving the following four construction contracts totaling \$23,849,704.50 to complete the street maintenance projects identified in the Infrastructure Management Program (IMP): [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

2020-12-17-0924

- 15A.** Ordinance awarding the 2021 Street Rehabilitation Contract Package 7 to H.L. Zumwalt Construction, Inc. in an amount not to exceed \$6,094,419.50 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure.

2020-12-17-0925

- 15B.** Ordinance awarding the 2021 Street Rehabilitation Contract Package 8 to Clark Construction of Texas, Inc. in an amount not to exceed \$4,624,665.75 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure.

2020-12-17-0926

- 15C.** Ordinance awarding the 2021 Street Rehabilitation Contract Package 9 to Clark Construction of Texas, Inc. in an amount not to exceed \$9,163,227.50 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure.

2020-12-17-0927

- 15D.** Ordinance awarding the 2021 Street Rehabilitation Task Order Contract Package 10 to J&P Paving Co Inc. in an amount not to exceed \$3,967,391.75 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure.

2020-12-17-0929

- 17.** Ordinance approving a five-year lease renewal agreement with Warfield 4 for 4,500 square feet of clinic space at 4343 Rittiman Road for the San Antonio Metropolitan Health District for the continued operation of a Women, Infants and Children Clinic as part of the Special Supplemental Nutrition Program. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

2020-12-17-0930

- 18.** Ordinance approving a three-year lease with the San Antonio African American Community

Archive and Museum in Building 20, 418 Villita Street in La Villita. Revenue of approximately \$41,297.76 from this lease agreement will be deposited into the General Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2020-12-17-0931

19. Ordinance approving the closure, vacation and abandonment of a 0.105 of an acre portion of North Main Street and a 0.054 of an acre portion of Soledad Street located in New City Block 154 between North Main Street, Soledad Street, West Pecan Street and East Travis Street in Council District 1, as requested by 305 Soledad Lot Ltd., for a fee of \$336,000.00. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

2020-12-17-0932

20. Ordinance appointing Julian Dais, Nadia Islam, Sydney Knowles, Cristina Villegas-Hernandez and Fred Williams to the Citizens Advisory Action Board (CAAB), commonly referred to as the Complaint and Administrative Review Board (CARB), for two-year terms of office, to expire on December 2, 2022. [Tina J. Flores, City Clerk]

21. 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 Seymour Battle (District 2) to the Zoning Board of Adjustment.
- B) Appointing Matthew Duncan (District 6) to the City of San Antonio Higher Education Student Advisory Board.

2020-12-17-0933

22. Ordinance adopting revised guidelines for Department of Arts & Culture Core Grant Funding Programs, a component of the Cul-TU-Art Plan, for use beginning with the Fiscal Year 2022-2024 Funding Cycle. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Director, Arts & Culture]

2020-12-17-0934

23. Ordinance approving the City of San Antonio Tax Abatement Guidelines, effective from January 1, 2021, through December 31, 2022. [Carlos Contreras, Assistant City Manager; Alejandra Lopez, Director, Economic Development]

2020-12-17-0935

25. Ordinance approving a professional services contract with Deaf Link, Inc., for the American Sign Language Alert System for the City of San Antonio. The estimated cost is not to exceed \$78,164.00 annually, for years 1 thru 3, with the option to renew for two, additional one-year periods in an amount not the exceed \$82,072.00 per year. [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

2020-12-17-0936

26. Ordinance approving renewals of the Professional Services Agreements for Federal Representation Services with Clark Hill Strasburger for a period of two years, at an amount not to exceed \$400,000.00; The Normandy Group for a period of two years; at an amount not to exceed \$200,000.00; and Baltazar Serna for a period of two years, at an amount not to exceed

\$90,000.00. The renewed agreements commence on January 1, 2021 and end on December 31, 2022. Funding for year one is available from the FY 2021 General Fund Budget and funding for subsequent years is subject to appropriation. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

2020-12-17-0937

27. Ordinance approving an agreement with Cure Violence Global for the provision of training and technical assistance to the San Antonio Metropolitan Health District's Violence Prevention Program in an amount up to \$125,000.00 for a period beginning October 1, 2020 and ending September 30, 2021. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Sandra Guerra, MD, MPH, Interim Deputy Public Health Director]

2020-12-17-0057R

28. Resolution to initiate historic landmark designation for 1206 W Agarita and waive application fees totaling \$842.70. 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].

2020-12-17-0058R

29. Resolution to initiate historic landmark designation for 118 Lotus and waive application fees totaling \$842.70. 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].

2020-12-17-0938

30. Ordinance approving the renewal of a stop loss Insurance policy from HM Life Insurance Company to cover City civilian employees, non-Medicare eligible civilian retirees, uniformed employees, and their dependents who are covered under the City's medical insurance plans in an estimated annual amount of \$808,725.00, for a term beginning January 1, 2021 and ending December 31, 2021. Funding is available in the Employee Benefits Insurance Fund FY 2021 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]

2020-12-17-0059R

31. Resolution of No Objection for LDG Development's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Agave, a 315-unit affordable multi-family rental housing development, located at Binz-Engleman Road and FM 1516 in the City of San Antonio's Extra Territorial Jurisdiction near Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

2020-12-17-0939

32. Ordinance approving a contract with WestCare Texas in an effort to support the San Antonio Police Department's Community Crime Prevention Program to address, reduce and prevent crime within the City, for a one-year term beginning on the date of full execution, for a cumulative amount not to exceed \$150,000 of asset forfeiture funds. Funding is available in the FY 2021 Confiscated Property Fund Adopted Budget. [María Villagómez, Deputy City Manager; William McManus, Chief of Police, Police Department]

2020-12-17-0940

33. Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of the East and West Connector from FM 1516 to Loop 1604 and a proposed segment of Schuwirth Road from FM 1346 to Loop 1604, generally located in eastern Bexar County. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]

2020-12-17-0941

34. Ordinance approving a professional service agreement to enter into a contract for Claims Audit Services for the City of San Antonio with The Jenkins Agency Inc. The term of this contract is three years, beginning January 1, 2021 and ending December 31, 2023, with an option to extend the contract for up to two one-year extensions, with total compensation not to exceed \$137,500. The estimated FY 2021 expense is \$20,625. Funding in the amount of \$10,312.50 is available in the Workers' Compensation Self Insurance Fund FY 2021 Adopted Budget and funding in the amount of \$10,312.50 is available in the Liability Self Insurance Fund FY 2021 Adopted Budget. Funding for subsequent years is contingent upon City Council approval. [Debra M. Ojo, Director, Office of Risk Management; Ben Gorzell, Chief Financial Officer]

2020-12-17-0944

- Z-4. ZONING CASE Z-2020-10700221 CD (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS RIO-7E AHOD" General Industrial Historic River Improvement Overlay Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Bar/Tavern and "C-2 CD HS RIO-7E AHOD" Commercial Historic River Improvement Overlay Airport Hazard Overlay District with Conditional Use for Bar/Tavern on 0.334 acres out of NCB 1011, located at 120 Nogalitos Street and 1521 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: 0.334 acres out of NCB 1011 TO WIT: From "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 HS RIO-7E AHOD" General Industrial Historic River Improvement Overlay Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Bar/Tavern and "C-2 CD HS RIO-7E AHOD" Commercial Historic River Improvement Overlay Airport Hazard Overlay District with Conditional Use for Bar/Tavern

2020-12-17-0945

- Z-5. ZONING CASE Z-2020-10700236 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 NCD-1 AHOD" General Commercial South Presa Street/ South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District, "C-3NA RIO-4 NCD-1 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District, "C-3NA NCD-1 AHOD" General Commercial Nonalcoholic Sales South Presa Street/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ-2 NCD-1 AHOD" Medium Intensity Infill Development South Presa Street/ South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted

for twenty (20) dwelling units, and “IDZ-2 RIO-4 NCD-1 AHOD” Medium Intensity Infill Development Zone River Improvement Overlay South Presa Street/South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units, on Lots 19 – 25 and the west 6.29 feet of Lot 18, Block N, NCB 3078, Lot 12, Block N, NCB 3078, and Lot 1, Lot 26 and Lot 27, Block N, NCB 3078 (All Overlays Remain the Same), located at 1508 South Saint Mary’s Street, 120 Playmoor Street and 1423 South Presa 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: on Lots 19 – 25 and the west 6.29 feet of Lot 18, Block N, NCB 3078, Lot 12, Block N, NCB 3078, and Lot 1, Lot 26 and Lot 27, Block N, NCB 3078 TO WIT: From “C-3 NCD-1 AHOD” General Commercial South Presa Street/South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District, “C-3NA RIO-4 NCD-1 AHOD” General Commercial Nonalcoholic Sales River Improvement Overlay South Presa Street/South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District, “C-3NA NCD-1 AHOD” General Commercial Nonalcoholic Sales South Presa Street/South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District to “IDZ-2 NCD-1 AHOD” Medium Intensity Infill Development South Presa Street/ South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units, and “IDZ-2 RIO-4 NCD-1 AHOD” Medium Intensity Infill Development Zone River Improvement Overlay South Presa Street/ South St. Mary’s Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted for twenty (20) dwelling units (All Overlays Remain the Same)

2020-12-17-0946

Z-6. ZONING CASE Z-2020-10700248 (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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 38, 39, 40, and the south 41.16 feet of Lot 1 and Lot 2, Block 5, NCB 2109, located at 1116 Menchaca Street and 1313 North Zarzamora 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: Lots 38, 39, 40, and the south 41.16 feet of Lot 1 and Lot 2, Block 5, NCB 2109 TO WIT: From "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2020-12-17-0947

Z-7. ZONING CASE Z-2020-10700201 CD (Council District 2): Ordinance amending the Zoning District Boundary from "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-4 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for three (3) Dwelling Units on Lot 1, Block G, NCB 1659, located at 732 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: Lot 1, Block G, NCB 1659 TO WIT: From "RM-6 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District to "R-4 CD H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District with a Conditional Use for three (3) Dwelling Units.

2020-12-17-0948

- Z-8.** ZONING CASE Z-2020-10700234 CD (Council District 2): Ordinance amending the Zoning District Boundary from "C-3R MLOD-3 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Welding Shop on 0.414 acres out of NCB 13905, located at 930 Peggy 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: 0.414 acres out of NCB 13905 TO WIT: From "C-3R MLOD-3 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 CD MLOD-3 MLR-1 AHOD" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Welding Shop.

2020-12-17-0949

- Z-9.** ZONING CASE Z-2020-10700240 (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 19, NCB 12162, generally located in the 2300 block of Austin Highway. 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, NCB 12162, TO WIT: From "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District.

2020-12-17-0950

Z-10. ZONING CASE Z-2020-10700249 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 4, Block 19, NCB 1323, located at 1312 Lamar 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 4, Block 19, NCB 1323 TO WIT: From "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2020-12-17-0951

Z-11. ZONING CASE Z-2020-10700237 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "R-4" Residential Single-Family District on 200.233 acres out of CB 4167 and CB 4137, located at 3849 East 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: 200.233 acres out of CB 4167 and CB 4137 TO WIT: From "C-2" Commercial District to "R-4" Residential Single-Family District

2020-12-17-0953

Z-14. ZONING CASE Z-2020-10700233 (Council District 5): 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 "C-2" Commercial District and for eight (8) residential units on Lot 4 and Lot 5, Block 8, NCB 3903, located at 2619 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 4 and Lot 5, Block 8, NCB 3903 TO WIT: 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 "C-2" Commercial District and for eight (8) residential units.

2020-12-17-0954

Z-15. ZONING CASE Z-2020-10700226 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2NA MLOD-2 MLR-1 AHOD" Commercial Non-Alcoholic 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 95, NCB 8238, located at 411 Enrique M Barrera Parkway. 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 95, NCB 8238 TO WIT: From m "C-2NA MLOD-2 MLR-1 AHOD" Commercial Non-Alcoholic 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.

2020-12-17-0955

Z-16. ZONING CASE Z-2020-10700228 CD (Council District 6): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 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 Lot 39, Block 8, NCB 8992, located at 219 Marbauch 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 39, Block 8, NCB 8992 TO WIT: From "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 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.

2020-12-17-0956

Z-17. ZONING CASE Z-2020-10700225 CD (Council District 7): Ordinance amending the Zoning District Boundary from "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 27, Block 12, NCB 1981, located at 2915 West French Place. 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 27, Block 12, NCB 1981 TO WIT: From "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District to "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units.

2020-12-17-0959

- Z-19.** ZONING CASE Z-2020-10700235 (Council District 8): Ordinance amending the Zoning District Boundary from "PUD R-6 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 33, Block 1, NCB 16946, located at 65 Donore Square. 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 33, Block 1, NCB 16946 TO WIT: From "PUD R-6 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

CONSENT ITEMS CONCLUDED

ITEMS FOR INDIVIDUAL CONSIDERATION

City Clerk Flores read the caption for Items 5A, 5B, and 5C.

- 5.** Briefings on the City's COVID-19 Recovery and Resiliency Plan and Emergency Response. [Maria Villagomez, Deputy City Manager; Ana Bradshaw, COVID-19 Financial and Performance Liaison]
- 5A.** Update on COVID-19 and the City's Health Implementation Plan.
- 5B.** Briefing on the November Financial Report of the COVID-19 Recovery and Resiliency Plan, City's Emergency Response, and Health Implementation Plan.

2020-12-17-0913

- 5C.** Ordinance ratifying emergency contracts and purchases related to the City's COVID-19 response and implementation of the Recovery and Resiliency Plan; and delegating authority to the City Manager to expend all CARES Act Coronavirus Relief Fund funding as necessary to meet any required guidelines and consistent with the Recovery and Resiliency Plan.

Dr. Colleen Bridger noted the increased cases of COVID-19 which were quickly reaching 100,000. She reported that the 7-day average was initially 943 2 days prior to date but now surpassed 1,000 per day with a positivity rate of 12.5% with a total of 1,453 cases. She noted that it was estimated that 11,000 individuals in the City had active cases of COVID-19 and 82,000 individuals had recovered from the virus. She added that 24% of the total cases in Bexar County were outside the City of San Antonio.

Dr. Bridger spoke to the difference in epidemic curve (EPI) statistics reported by the City of San Antonio Metro Health Department and those from the Express News in relation to the current and previous Summer spike in cases. She stated the Express News populated their EPI cure using the data based on the date of report of these cases rather than what the Metro Health Department used which is the symptom onset date or date of test. She noted that this was important since Metro Health's data provided a more accurate understanding of current activity versus the Summer activity.

Dr. Bridger reported that Council Districts 4 and 5 had the highest COVID-19 case rate and Council Districts 9 and 10 had the lowest. She stated that Council Districts in the South and Southwest of the City continued to experience the highest burden of COVID-19 infection per population. Dr. Bridger noted that City of San Antonio as a whole saw over a 200% increase in cases in November 2020 compared to October 2020 which reflected a surge in cases. She indicated that the increase in cases was higher in Council Districts 3, 4 and 5 but noted a significant increase in all Council Districts. She stressed the importance of getting tested quickly to reduce the spread of the virus.

Dr. Bridger reported that there were currently 11,000 COVID-19 cases in Bexar County. She noted that the City's community health workers were deployed to assist in communication of the importance of masking, social distancing, washing of hands, getting tested and staying home if sick. In addition, Dr. Bridger stated that the highest COVID-19 fatality rates were Council Districts 3, 4 and 5.

Dr. Bridger stated that 942 City employees had tested positive for COVID-19 with 146 still recovering. She noted that the City had lost 5 staff members to COVID-19. Dr. Bridger showed a video of an American flag being flown at the State Capital which was sent to Metro Health staff by Senator Campbell and Governor Abbott in recognition of their dedicated and unwavering services provided to the citizens of Texas during the COVID-19 Pandemic. She noted that the flag was also flown over the Municipal Plaza building and displayed with pride.

Ms. Ana Bradshaw presented the latest financial report covering revenues and expenses through the month of November associated with the Emergency Response Health Implementation Plan, the Recovery and Resiliency Plan and the Corona Virus Relief Plan. She reported that since November 30, 2020, the City had spent \$322.4 million of a total \$562.5 million budgeted for the three programs. She stated that the deadline for expending the funds was December 30, 2020. She added that 92.7% of the \$270 million of the Corona Relief Fund had been used and staff anticipated utilizing the entire fund by the end of December 2020.

Ms. Bradshaw reported that \$28.1 million had been awarded thus far to different groups and \$25.8 million was awarded to over 1,100 micro businesses in our community to include 204 food and beverage establishments. She stated that \$1.3 million in funding remained and would be awarded to additional food and beverage establishments through 15-20 additional grants.

Ms. Bradshaw stated that the largest portion of relief funds were dedicated to the Emergency Housing Assistance Program with \$64.8 million approved for the program. She noted that the funds included \$35 million in Corona Relief Funding (CRF) resources. She indicated that in addition to the remaining CRF funds, the city would utilize an additional \$3.6 million in Community Development Block Grant (CDBG) funds as part of the Emergency Rental Program. She stated that the City was awarded an additional \$10.2 million in CDBG funding which staff recommended using \$4.6 million for ongoing emergency housing assistance. She noted that additional recommendations included funding for owner occupied rehabilitation for homes older than 1960 build dates. She added that a full recommendation would be made to the Culture and Neighborhood Services Committee in January 2021.

Ms. Bradshaw provided a full summary of fund usage by each fund source. She noted that \$251.4 million of CRF funds had been utilized since November 2020. She added that expenses in the General Fund continued to be below planned amounts and City staff prioritized the use of CRF funds. She stated that the fund priorities were continuously re-evaluated as needed. Ms. Bradshaw highlighted facility enhancements which totaled \$11.6 million for items such as touchless technology for doors and

restrooms, plexiglass partitions, including those retrofitted in City Council Chambers, and the robots used at the Convention Center as well as provided cleaning at some police facilities. She stated that of the \$11.6 million, \$5 million had been used for personal protective equipment (PPE) for civilian employees.

Ms. Bradshaw reported that 1,200 City employees currently worked remotely full-time which was down from a high of 2,600 in March 2020. She noted that some City staff started working a combination of on-site and remote work per week. She indicated that departments were tasked to develop plans to eventually bring back remote employees based on operational needs. She added that departments were working closely with Human Resources to ensure safe protocols were followed and staff was provided PPEs while working on-site.

Ms. Bradshaw stated that staff asked the City Council for consideration in the ratification of \$21.1 million in emergency contracts and purchases related to the on-going COVID-19 response efforts. She noted that this included a \$4.9 million contract for additional COVID testing above what was provided by the State of Texas. She indicated that the funding included a contract with the School of Public Health for case investigations and contact tracing services, as well as the touchless technology upgrades mentioned. She stated this was the third ratification of purchases and contracts since the onset of the pandemic with \$13.1 million approved previously during the mid-year budget adjustment process.

Mr. Coyle reported that Congress was likely to pass a roughly \$900 billion Relief Package to include unemployment benefits which would be \$300 per week per individual. He stated that the package included funding of \$300 billion for small business assistance tailored to benefit restaurants and other hard-hit businesses which had not receive funding previously. Mr. Coyle also noted that \$25 billion in rental assistance, \$45 billion in transportation relief to transit agencies such as VIA and airport, and \$10 billion in broadband deployment was allocated throughout the State.

Mr. Coyle noted that while the relief package had addressed many areas of need it had not addressed funding for business liabilities that protected businesses from being sued if someone contracted COVID-19 at their establishments. He stated that an additional round of relief checks would be likely be approved for \$600-\$700 to individuals. He noted that he anticipated the FY 2021 Budget, and Relief Package being approved by the Federal Government.

Ms. Bradshaw stated that financial quarterly reports were due to the Inspector General in mid-January 2021.

Mayor Nirenberg called on the individuals signed up to speak.

Mr. Jack Finger reminded the Mayor and City Council of the continuous restrictions and actions related to the COVID-19 pandemic on residents related to mask wearing, health practices, and social distancing for groups no larger than 10. He noted that these restrictions did not seem to apply to ANTIFA and Black Lives Matter groups who overran a City Council meeting. Mr. Finger spoke of over reporting of flu cases and impact on economy and the need for false reporting to stop.

Mayor Nirenberg recognized City staff for all the hard work associated with the ongoing COVID-19 recovery efforts especially the Metro Health Department staff. He noted that Metro Health Department staff were quickly becoming experts on all areas associated with COVID-19 to include vaccine distribution, transparency and funding.

Councilmember Viagran moved to approve Items 5A, 5B, and 5C. Councilmember Sandoval 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 captions for Items 14A, 14B and 14C.

14. Approving the following items related to the City Tower Renovation Project: [Lori Houston, Assistant City Manager; Razi Hosseini, Director, Public Works]

2020-12-17-0921

14A. Ordinance amending, revising, and appropriating funds for the City Tower Renovation Project.

2020-12-17-0922

14B. Ordinance authorizing the negotiation and execution of an amendment to the design-build services agreement with Skanska Nunnely, a Joint Venture; increasing the previously approved contract amount by \$15,589,891 to an amount not to exceed \$75,089,891; and authorizing payment.

2020-12-12-0923

14C. Ordinance approving a contract with UNICOM Government, Inc. in an amount not to exceed \$1,400,000 to fund the purchase of broadcast and presentation equipment for the City Tower conference center, which will have television broadcast capabilities to support public meetings; approving funding from the Public, Education, and Government Access (PEG) Fund; amending appropriations and providing for payment;

Assistant City Manager Lori Houston stated that the City purchased the former Frost Tower in 2015 to facilitate the construction of a new tower in Downtown San Antonio and to consolidate City offices into one location. Ms. Houston noted that the renovated office tower would house 1,400 and would save the City \$3.8 million in lease expenses to be used for debt service associated with the purchase. She stated that the building would have 10 floors for City staff, leased space to 3rd party tenants, and retail space which included restaurants and other services. She stressed the importance of gained efficiencies provided to residents from this project.

Ms. Houston reported that the Municipal Plaza Building would be converted to resident housing comprised of 265 new housing units. She stated that the project helped facilitate the first new tower building in Downtown since 1978 which would be the new Frost Tower on Houston and Flores Streets. She noted that staff had projected the project to be cost neutral to the City and 5 years later this was still the case and net savings had increased. She indicated that it was projected that the revenue and expenses over 30 years would result in a savings of \$3.2 million due to revenues from tenant lease payments, land sale proceeds, lease savings, parking revenue, and organizational efficiencies. She also stated that expense savings were due to debt service, maintenance, insurance, and employee parking stipends.

Ms. Houston stated that the project Budget was still cost neutral, but the Budget had increased over the past several years. She noted that in 2015, City Council approved \$51 million for the acquisition of the

building with an expected renovation budget of \$41.5 million for a total project cost of \$92.5 million. She also noted that Skanska Nunnally was approved to be the construction contractor for the project with a total construction budget of \$128 million which was due to transitioning the Information and Technology Services Department (ITSD) into the building. She noted that the ITSD inclusion had not been part of the original project and the project now included new services such as a gym and cafeteria for City staff. Ms. Houston indicated that both scope changes were the reason for the Budget increase.

Ms. Houston reported that in September 2018, City Council approved additional funding for the project. She stated that in FY 2020, City staff presented Budget increases of \$133 million due to expanding the project scope that added moving the Storm Water Division to the Tower. She noted that this brought the total project budget to \$140 million which also included implementation of added security, meeting ready to work guidelines, and other changes that were outlined in a City Council memo.

Ms. Houston stated that most of the funding was appropriated in previous City Council approved Budgets. She noted that the sources of funding for the \$140 million included debt issuance, property tax supported tax notes, the sale of several City properties, revenues from City Tower leases, Garage revenues, and other cash contributions from Public, Educational and Government (PEG) funding.

Ms. Houston reported that Item 14B amended the contract scope costs from \$59.5 million to \$75 million due to enhanced securities added to the building. She noted that changes to the project included a lower-level conference center, the addition of Solid Waste Department staff to the building, furniture and fixtures, moving services and disposition, increased the project's contingency, and other ready to work added specifications.

Ms. Houston stated that \$1.4 million in PEG funding was allocated for additional conference rooms. She noted that the additional conference rooms would expand broadcasting capabilities and increase transparency. She requested approval of the Gross Maximum Price (GMP) for the City Tower Project which is the final cost pricing from contractor Skanska Nunnally. She stated that City staff would be projected to begin moving into the building in July 2021 and substantial completion would be in February 2022. She noted that final exterior improvements would be completed by September 2022. She reiterated that staff recommendations for approval included those from herself, Chief Financial Officer Ben Gorzell, Finance Director Troy Elliott, Public Works Director Razi Hosseini and City Manager Erik Walsh.

Councilmember Perry noted that the presentation provided good information but expressed concerns over another increase in the project budget which he had initially opposed. Councilmember Perry expressed concern regarding the increased costs and asked for assurance of final costs. Ms. Houston confirmed that this was the Gross Maximum Price for the project, and she was confident that it would not change.

Councilmember Perry requested clarification of the \$3.2 million in savings over the next 30 years. Chief Financial Officer Ben Gorzell stated that the 30-year pro forma took into consideration several factors to include expected purchase prices, sale proceeds of City properties, parking garage revenue, and tenant lease revenue. Mr. Gorzell noted that the COVID Project Redesign made available an additional floor to a third party tenant lease. He added that lower interest rates on assumed bond debt provided additional savings.

Councilmember Perry requested clarification on whether the Office of Innovation had been involved in

determining what City departments where to be included in the movement of staff to the Tower. Finance Director Troy Elliott confirmed that the Office of Innovation had been involved since early in the project and would continue to provide input for possible anticipated savings and further efficiencies.

Councilmember Perry encouraged the staff to work with City Clerk Tina Flores to identify opportunities to display archived documents in the newly renovated City Hall and City Tower. He stated that the City had some great historical documents, letters from Santa Anna, and maps that had already been protected, hermetically sealed and were sitting in archived drawers. He requested that staff identify opportunities for display.

Mr. Elliott stated that staff would continue to work with the Office of Innovation to identify these opportunities. He added that efficiencies would include identifying positions which would not be filled due to consolidation and collaborative spaces within the new building.

Councilmember Andrews-Sullivan asked for clarification on the cost to move additional departments into the Tower. Mr. Gorzell clarified that the data was included in the pro forma which totaled \$3.2 million which included cancelled leases at Riverview Towers and other facilities. Councilmember Andrews-Sullivan noted on the need for transparency to the public to where project increased costs were associated and asked who would provide this information to the public. Mr. Gorzell stated that staff had provided several attachments to the briefing memo that were posted on-line to provide information to the public. He noted that the documents provided information on project Budget changes from September 2018 to the present time to include changes in scope and improvements. Councilmember Andrews-Sullivan requested that regular updates be provided to City Council on the renovation project which Mr. Gorzell confirmed would occur.

Councilmember Courage expressed apprehension about the City Tower project over the last few years related to Budget costs and on-time completion. He stated that he was skeptical that the project would be completed on time and on Budget based on numerous variables. He noted that he calculated a 50% increase from the original project costs of \$92 million. He asked for clarification on cost comparisons of building a new building to that of purchasing the Frost Bank Building. Mr. Gorzell stated that the comparison exercise had been completed and the cost for a new building would have been \$220 million.

City Manager Erik Walsh stated that his priority on this project, just as the former City Manager's, was to be on Budget and on time. He noted that while there were unexpected challenges that occurred, the staff adjusted accordingly to remain on Budget. He added that there was a lot of construction occurring in the City which the City Council had approved funding for during the past 4 to 5 months. He reiterated that he was conscious of the overall construction occurring and was mindful of this project as well.

Councilmember Sandoval asked for clarification on the total number of employees moving to the Tower. Assistant City Manager stated that 1,400 from 24 different City departments would be responsible for implementing flexible work options for their staff to include remote work. City Manager Erik Walsh clarified the need to incorporate remote work options and building design to accommodate this flexibility. He stated that pre-COVID, staff had been prepared to launch a pilot remote work program and would be considered for long term prospective.

Councilmember Sandoval asked for clarification of parking demand by employees and how it related to City's goals to be climate neutral long term. Ms. Houston stated that the number of staff receiving

parking stipends was going to change due to the remote work plans being established and the pro forma models reflected very conservative data related to parking stipend costs and provided the ability to adjust to bus or alternate transportation stipends to staff. She noted that staff continued to evaluate the transportation and parking associated with the project. Councilmember Sandoval requested that staff identify possible options to include vouchers for individuals to use public parking to attend City Council meetings. Ms. Houston stated that staff would investigate parking options and provide information at later date. City Manager Walsh agreed with the request and would provide an update to the City Council.

Councilmember Pelaez acknowledged the efforts made by staff on the City Tower Project. He noted that the former Frost Bank Building was an old building that was heavily used and had renovation and rehabilitation challenges. He stated that staff remained flexible at every step of the project and would need to continue to do so.

Councilmember Perry moved to approve Items 14A, 14B, and 14C. Councilmember Treviño 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

2020-12-17-0928

- 16.** Ordinance approving the acquisition through negotiation or condemnation of interests in land sufficient for project purposes of privately-owned real property located along Southcross Boulevard between Pleasanton Road and Mission Road in New City Blocks 7702, 7704, 7707, 7710, 7711, 7809, 7810 and 7813 in Council District 3 for the Southcross Boulevard (I-37 to I-35) Project, a 2017 Bond project; declaring it to be a public use project and a public necessity for the acquisition. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Councilmember Viagran noted that Item 16 fell under the 2017 Bond Program which asked City Council to approve the acquisition of slivers of property from the City's Right of Way to widen sidewalks. She requested that the City use the Power of Eminent Domain to acquire privately owned real property for the public use project under the Southcross Boulevard Sidewalks Project to the forementioned properties described. City Clerk Tina Flores then read the property descriptions listed in Exhibits A1 and A2.

Councilmember Viagran moved to approve Item 16. 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

2020-12-17-0056R

- 24.** Resolution creating a Council appointed 9-member San Antonio Ready to Work Advisory Board that will provide input to the Mayor and City Council on in-demand occupations, workforce training alignment and training targets, and wraparound support. This advisory board will include two Council Liaisons to be appointed by the Mayor. [Carlos Contreras; Assistant City Manager; Alejandra Lopez, Director, Economic Development]

Alex Lopez provided a presentation to approve a Resolution to create an advisory board connected to the San Antonio Ready to Work Initiative. Ms. Lopez noted that in July 2020, Mayor Nirenberg appointed the Workforce and Education Leadership Task Force that helped develop the San Antonio (SA) Ready to Work Initiative. She added that the task force included diverse representation to include corporate, philanthropy, community, and labor organizations. She indicated that based on the task force efforts, the City Council ordered the election of a one-eighth cent sales and use tax that would support the initiative. She noted that City Council highlighted and prioritized stakeholder engagement in the continued development of the initiative.

Ms. Lopez reviewed 13 milestones associated with the implementation of the Ready to Work Initiative of which eight were briefs or actions by City Council to include policy briefing and adoptions that were planned for February and March 2021. She stated that other briefs to be made were associated with the Request for Solicitation process, draft Budget development, budget adoption and award to selected partner organizations. She noted that these processes were to be regularly briefed to the Economic and Workforce Development Council Committee.

Ms. Lopez briefed the City Council on the composition of the SA Ready to Work Advisory Board which would be comprised of nine members appointed at large after applications were received and applicants were interviewed by the City Council. She stated that staff recommended board representation be comprised of four local employers with occupations locally in demand; two current or previous job program participants; and one representative each from trade or labor organizations, a community organization, and a training provider. She noted that no member was to have a direct relationship with an entity that contracted directly with the City for the implemented Ready to Work Initiative. She stated that this prevented any perceived or actual conflicts of interest. She clarified that while there were no current Ready to Work Initiative participants, there were participants in other training programs that provided good feedback. She added that the Mayor was to appoint two Counemembers to serve as liaisons to the Advisory Board.

Ms. Lopez provided further clarification on the use of ad hoc groups for specific topics as needed and utilization of subject matter experts on various issues and workforce topics to include in demand occupations and tuition assistance for certificate and degree programs. She clarified that in demand occupations included but were not limited to Automotive Service Technicians, Aircraft Mechanics, Electricians, Welders, and Web Developers. She noted the efforts to include training for women in male dominated occupations. She continued her presentation on specifics of other in demand occupations including those in financial, administrative management, information technology, healthcare, and advanced manufacturing with specifics to related salaries. She noted that the board would sunset when the sales tax collection ended in December 2025. Ms. Lopez added that the next steps were to post applications on the City's website and interviews would be conducted in February 2021.

Mayor Nirenberg clarified that finalists were to be selected by a City Council Subcommittee appointed by the Governance Committee which provided a final recommendation to the City Council for approval like that of the Planning Commission.

Councilmember Viagran asked for clarification on when the advisory board would begin giving input to the Mayor and Council. Ms. Lopez stated the board would immediately provide guidance once they received orientation on the Ready to Work Initiative.

Councilmember Viagran stressed the importance that the Economic and Workforce Development Committee be briefed monthly and provided with regular updates at B Session meetings. She thanked Ms. Lopez for clarifications on the ad hoc Committee structure which she felt would be important moving forward. She noted that the ad hoc Committees would provide clarity to the advisory board. She expressed her support for the Committee.

Councilmember Sandoval thanked Councilmember Viagran who shepherded the initiative. She asked for clarification related to the quarterly meeting requirement and the definition of community organization. Ms. Lopez stated that during the first year the board would meet more frequently to reach important milestones and then pivot during the second year. She clarified that community organizations were comprised of those that included residents and their perspectives in their engagement and recommended that it be from the non-profit sector. Councilmember Sandoval stated that it would be important to specifically define the community organization category.

Councilmember Sandoval asked for clarification on the advisory boards direct interaction and briefing to the City Council. Ms. Lopez stated that there was a definite opportunity for the board to interact with the City Council because of the number of planned sessions. She noted that the two City Council Liaisons would provide good perspective to the rest of the City Council when needed. Councilmember Sandoval stressed the importance of equal representation through out the advisory board which included an increase of program participants to better understand their perspective and needs.

Councilmember Perry stated that he felt strongly about individual district representation on the board due to the diverse make up of each Council District and employers located within the Districts. He noted that funding for this program came from sales tax revenue from all the Districts so equal representation was again needed. He stressed the importance that each District represented their unique employment makeup and not just certain segments out of the community.

Councilman Perry motioned that Item 24 be delayed until January 14th in order to discuss board representation. Councilmember Treviño seconded the motion.

Mayor Nirenberg asked the Councilmembers for discussion on the motion.

Councilmember Treviño stated his agreement with Councilmember Perry on the issue of single member Council District representation on the board. He noted that the core of the City Council assembly was based on the notion of District representation which was also followed in the Building Standards Board. He reiterated his support for single member Council District representation.

Councilmember Gonzales stated that she did not debate the merits of the program but had concerns on missing components to the presentation which included the need for better metrics. She indicated the need for further discussion by the City Council on the establishment of the board and possible alternatives which included the City Council acting as the advisory board. City Attorney Andy Segovia clarified that the motion being discussed was to delay Item 24 to a later date and on the board's make-up. Councilmember Sandoval stated she understood but felt this was a good reason for delay. City Manager Erik Walsh clarified that the next A Session meeting was set for January 14th, but the Item could be delayed longer if needed.

Councilmember Gonzales reiterated her question on whether an advisory board was needed. She stated

that the City Council had continuously gotten briefs from the economic community about industry job needs in all sectors but had not discussed issues of inequity or program outcomes or goals. She stressed the importance of getting updates from professionals, trade groups and small businesses. She reiterated her belief that an advisory board was needed and supported the current motion.

Councilmember Rocha Garcia stated that she felt the City Council moved too slow due to bureaucracy. She added that the upcoming Winter break would delay the process even longer with little work done by staff due to well deserved break. She noted that recruitment could have begun immediately in the current plan and the advisory board appointed in January 2021. She stated that by doing this, no time was lost which she felt was important. She stated that the advisory board members would have expertise that the City Council did not have, and ad hoc Committees could be formed to build representation. She noted that she had received good input from her community when briefed about the proposed board. She stated that she did not support a delay on Item 24.

Councilmember Courage stated his concerns on the City Council taking on as sole role and did not support to delay the Item. He noted that professionals, the business community, unions, working community, and other experts provided a better perspective than the City Council individually researching. He stressed the importance that the Committee brought forth recommendations on direction and policy that the City Council would put in place. Councilmember Courage stated that he did not want this program to be a possible election issue in the upcoming election and the City Council needed to act in the best interests of the public and due to this did not support the motioned delay.

Councilmember Andrews-Sullivan stated that the City Council was a voice for their district and needed to make sure the Committee did what was needed in the community. She noted that she did not feel that the Item needed to be delayed but supported the proposed board make-up. Councilmember Andrews-Sullivan agreed with Councilmember Rocha Garcia's comments of slow movement by the City Council especially when the community asked for work and were struggling. She stated that this was the time for elected officials to step up and do what they were elected to do and move forward to approve the recommended board process.

Mayor Nirenberg clarified that the current motion was to delay until January 14, 2020.

Councilmember Perry moved to Continue Item 24 until January 14, 2021. Councilmember Treviño seconded the motion. The motion failed by the following vote:

AYE: 4 - Treviño, Gonzales, Sandoval, and Perry

NAY: 6 - Mayor Nirenberg, Andrews-Sullivan, Viagran, Rocha Garcia, Cabello Havrda, and Courage

ABSENT: 1 - Pelaez

Councilmember Sandoval asked for clarification about equal representation and the reasoning why only two program participants were considered. Ms. Lopez stated that the reason was to encourage as much feedback from the entities that did the hiring and focused on job placement. Assistant City Manager Carlos Contreras noted that focus groups continued to be part of the process and included participants in training programs. Councilmember Sandoval stressed that program participant inclusion was as important as that of employers providing jobs. She moved to add two more positions for former and

past participants to bring the total of board members to 11.

Councilmember Sandoval moved amend Item 24. Councilmember Treviño seconded the motion. The motion failed by the following vote:

AYE: 4 - Treviño, Andrews-Sullivan, Sandoval, and Perry

NAY: 6 - Mayor Nirenberg, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, and Courage

ABSENT: 1 - Pelaez

Mayor Nirenberg asked for any discussion on the original motion.

Councilmember Gonzales stated that she did not support this Committee and the need for future adjustments to the process. She expressed concern that there were no previous participants in City programs considered for the board since they did not exist. Councilmember Gonzales stated that the advisory board, subcommittees, and ad hoc committees would dilute the work of the City Council. She reiterated that she did not support this Item.

Councilmember Rocha Garcia asked for clarification on program participants and their availability. Ms. Lopez stated that there was no enrollment for programs over the summer but that there were participants now in programs. Ms. Lopez noted that partner organizations provided continued feedback on programs which had been incorporated into the program and the interview process of program applicants.

Councilmember Treviño stated that more time was needed to discuss the approval of the board due to concerns on board composition. He echoed his agreement with Councilmember Gonzales on need for structured change of advisory board and single member district representation. He noted that a delayed vote would have positive impact later.

Councilmember Courage stated that he welcomed any kind of input from any community organizations which to date had not reached out to him on this issue. He noted that he felt the voters had voiced their desire for this program and City Council needed to move forward with approval. He requested clarification on when the program classes began. Ms. Lopez stated that the program was anticipated to be launched in September 2021. Councilmember Courage stated that this provided significant time to develop the program with the input of industry leaders and time to adjust as needed based on feedback.

Councilmember Rocha Garcia requested clarification from fellow Councilmembers if they were in favor of moving forward with the approval of the advisory board since she had not heard any opposition during previous meetings. She stated that there continued engagement with community groups such as COPS Metro.

Councilmember Viagran stated that she had no concerns with approving the agenda Item and thanked her colleagues that supported it. She stated the importance for the advisory board members interfacing with the Councilmembers since they were the subject matter experts. She stressed that this program belonged to the City since they were the ones that voted and put their tax dollars into fund. She noted

that the program did not belong to one individual Councilmember but to the City overall.

Mayor Nirenberg noted his support for the initiative and stressed that it needed to move forward. He emphasized that the proposed board structure was what was moving forward and was well thought out by staff. He noted that the subcommittee to review the board members had been confirmed and were ready to begin interviews. He stated that there were opportunities in the future to address any needed changes, but the process was to begin. He noted that City Council had the oversight of the program and the committee was charged to ensure job training was provided to 10,000 participants per year. He then called for the vote of the Item.

Councilmember Viagran moved to approve Item 24. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

AYE: 8 - Mayor Nirenberg, Andrews-Sullivan, Viagran, Rocha Garcia, Cabello Havrda, Sandoval, Pelaez, and Courage

NAY: 3 - Treviño, Gonzales, and Perry

CONTINUED TO DECEMBER 17, 2020

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. (Continued from December 3, 2020)

Councilmember Treviño stated that neighbors with concerns to zoning were unable to meet with Mr. Reilly so he motioned to continue item until January 21, 2020.

Councilmember Treviño moved to continue Z-1 until January 21, 2021. Councilmember Pelaez 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

2020-12-17-0942

Z-2. ZONING CASE Z-2020-10700216 S (Council District 1): Ordinance amending the Zoning District Boundary from "FBZD T4-1 AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District to "FBZD T4-1 S AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot on Lot 7, Block 9, NCB 838, located at 723 Camden Street. Staff and Zoning Commission recommend Denial.

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 9, NCB 838 TO WIT: From m "FBZD T4-1 AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District to "FBZD T4-1 S AHOD" Form Base Zone Transect 4 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot.

Councilmember Treviño stated that staff recommended denial due to parking lot issues at proposed San Antonio Eye Center. He noted that most patients were in their 80s and denial would cause anxiety and stress to those patients due to high traffic area concerns and safety. He noted that the Elderly Affairs Commission supported approval of the Item.

Mayor Nirenberg called on individual signed up to speak on the Item.

Mr. Albert Castillo asked for support on the approval of the Item and stressed importance facility had in the community especially senior patients. He noted that Dr. Harris had founded the facility which had been in the area for more than 45 years. Mr. Castillo noted that the center was a great source of assistance to Medicare patients related to insurance coverage and needed services. He provided information on historic renovations to buildings that were used as eye clinics which then provided care to senior patients.

Councilmember Treviño moved to approve Item Z-2. Councilmember Courage 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

2020-12-17-0943

Z-3. ZONING CASE Z-2020-10700217 S (Council District 1): Ordinance amending the Zoning District Boundary from "FBZD T5-1 AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District to "FBZD T5-1 S AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking on Lot 4, Block 19, NCB 815, located at 415 Dallas Street. Staff recommends Denial. Zoning Commission recommends Denial for lack of a motion.

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 4, Block 19, NCB 815 TO WIT: From m "FBZD T5-1 AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District to "FBZD T5-1 S AHOD" Form Base Zone Transect 5 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking

Councilmember Treviño noted that this Item was related to parking for the San Antonio eye community and provided parking to six other adjacent medical offices. He stated that safety and security were the main concerns and motioned to approve.

Mr. Albert Garcia provided insight to request for approval was based on need for additional safe and secure parking for staff and patients. He noted that extended parking lot allowed staff parking and provided front lot parking for patients.

Councilmember Treviño moved to approve Item Z-3. Councilmember Pelaez 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

2020-12-17-0952

Z-12. ZONING CASE Z-2020-10700260 (Council District 3): Ordinance amending the Zoning District Boundary from "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Brooks School of Aerospace Medicine Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre on 2.565 acres out of NCB 10879, generally located in the 2500 block of Sidney Brooks. 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: 1.492 acres out of NCB 10879 TO WIT: From m "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Brooks School of Aerospace Medicine Historic Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and residential uses up to 19.77 units per acre.

Councilmember Viagran thanked staff from the Development Services Department and the Office of Historic Preservation who worked with Brooks San Antonio on developed agreement that maintained historic preservation at the site but allowed for flexibility on land development.

Councilmember Viagran moved to approve Item Z-12 as amended. Councilmember Courage 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

Z-13. ZONING CASE Z-2020-10700208 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-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military

Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for a Home Improvement Center on the West 91.43 feet of Lot 165 and Lot 166, Block 3, NCB 8124, located at 928 South San Augustine Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Gonzales moved to continue Item Z-13 until January 21, 2021. 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

2020-12-17-0957

P-1. PLAN AMENDMENT CASE PA-2020-11600067 (Council District 8): Ordinance amending the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Mixed Use" to "Urban Mixed Use" on 5.861 acres out of NCB 14890, generally located in the 5800 block of UTSA Boulevard. Staff recommends Denial. Planning Commission recommends Approval. (Associated Zoning Case Z-2020-10700214)

2020-12-18-0958

Z-18. ZONING CASE Z-2020-10700214 (Council District 8): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, and "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-25 GC-1 MLOD-1 MLR-2" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 5.861 acres out of NCB 14890 (All Overlays Remain the Same), generally located in the 5800 block of UTSA Boulevard. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA 2020-11600067)

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: 5.861 acres out of NCB 14890 TO WIT: From "C-2 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, "C-2 GC-1 MLOD-1 MLR-2" Commercial Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District, and "C-3 MLOD-1 MLR-1" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-25 MLOD-1 MLR-2" Low Density Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District and "MF-25 GC-1 MLOD-1 MLR-2" Low Density Multi-Family Hill Country Gateway Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District (All Overlays Remain the Same)

Councilmember Pelaez thanked staff and Dr. Romero for their efforts on this Item. He also thanked

Ashley Faramont who worked with her client on issues of needed lower density. He noted that the urban mixed-use project provided less density than the originally proposed regional mixed-use designation and thus supported approval.

Councilmember Sandoval requested clarification on mixed use versus multi-family zoning. Councilmember Pelaez stated the land use would be MF-25 allowing for commercial operations.

Councilmember Pelaez moved to approve Items P-1 and Z-18. Councilmember Courage 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

Z-20. ZONING CASE Z-2020-10700015 CD (Council District 9): Ordinance amending the Zoning District Boundary from "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 CD MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Warehousing on 54.564 acres out of NCB 12059, located in the 12000 block of West Avenue. Staff and Zoning Commission recommend Approval.

Councilmember Courage moved to continue Item Z-20. Councilmember Treviño 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

11. Ordinance awarding the FY 2021 Pavement Preservation Package 2 - Base Repair Task Order Contract to Winters and White, LLC in an amount not to exceed \$889,626.00 with reimbursement from San Antonio Water System and CPS Energy 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]

PULLED BY APPLICANT

Z-21. ZONING CASE Z-2020-10700153 S ERZD (Council District 9): Ordinance amending the Zoning District Boundary from "C-3 ERZD" General Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a Carwash on Lot 33, Block 1, NCB 18218, located at 3607 East Evans Road. Staff and Zoning Commission recommend Approval, with Conditions.

Z-21 was pulled by the applicant and was not considered.

CITY MANAGER'S REPORT

35. City Manager's Report

City Manager Erik Walsh noted that the City of San Antonio had been awarded the Gold Medal for passing policies that improved the health and well-being of the City. He noted that this was the second year in a row the City had received this award. City Manager Walsh stated that City Health was a national organization that reports on urban policy making and San Antonio is one of a handful of cities in the United States that received the award 2 years in a row. He noted that City Health evaluated over 9 different policy areas and took into consideration areas such as Tobacco 21, education, outreach, complete streets programming, parks and so forth.

City Manager Walsh acknowledged Deirdre Murphy, Assistant to the Director for Metro Health, who was recognized as Volunteer of the Year by partner organization San Antonio Sports. He noted that on top of all the things that Deirdre does with Metro Health she still took the time to volunteer her own time dedicated to the community.

City Manager Walsh highlighted the efforts by City staff over the past 10 months which focused on the response, recovery and basic operations that guided the City through needed preparations, deliberations, implementation, and timeliness of the current environment (COVID-19). He felt that this is what set the City of San Antonio apart from other organizations and felt it was important to recognize. City Manager Walsh noted that the leadership exhibited by the City Council, the Executive Leadership Team, the City Executives, Metro Health and the Fire Department and all employees in carrying out needed efforts. He provided additional recognition of the Economic Development Department, the Finance Department, the Aviation Department, the Human Resources and others on their continued efforts and dedications during these trying times. He noted that many employee activities had been cancelled due to COVID-19 to include celebrating employee anniversaries of 5, 10, 15, 20, 25, 30 and more years of service.

City Manager Walsh thanked the City Council for their leadership and support during the past 10 months which had been essential and reason for success to date. He added thanks to the Metro Health Department, Dr Kurian, Dr Woo, Metro Health Assistant Directors Jennifer Herriott and Mario Martinez, Fire Chief Hood, and all City staff. He reiterated that all needed to remain focused, committed, and ready to move quickly in the coming year.

Mayor Nirenberg added his congratulations to Deirdre Murphy on her recognition of Volunteer of the Year.

Councilmember Garcia thanked all employees for their dedication and hard work and looked forward to 2021. She recognized and congratulated Councilmember Andrews-Sullivan who received her associates degree from St. Phillip's College along with her daughter.

City Manager Erik Walsh noted and added congratulations to Chief Financial Officer Ben Gorzell who celebrated 30 years with the City of San Antonio.

Mayor Nirenberg congratulated Mr. Gorzell.

EXECUTIVE SESSION

Mayor Nirenberg recessed the meeting at 2:12 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).

Mayor Nirenberg reconvened the meeting at 2:37 PM and announced that no action was taken.

ADJOURNMENT

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:37 PM.

APPROVED

RON NIRENBERG
Mayor

Attest:

TINA J. FLORES
City Clerk