

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



**DRAFT
Meeting Minutes
City Council A Session**

No in-person access to this meeting

Thursday, March 4, 2021

9:00 AM

Videoconference

ROLL CALL

The City Council convened in a Regular Meeting. City Clerk Tina 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 Rev. Guy A. Blair, guest of Councilmember Roberto Treviño.
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 December 9, 2020, December 10, 2020, and December 16, 2020.

Councilmember Perry moved to approve the Minutes of December 9, 2020, December 10, 2020 and December 16, 2020. Councilmember Courage 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 John Courage will be sworn-in as Mayor Pro-Tem, serving the term of March 19, 2021 through May 31, 2021 (or until new Mayor Pro-Tem terms are drawn).

City Clerk Tina J. Flores administered the Oath of Office to Councilmember John Courage, District 10,

as Mayor Pro Tem from March 19, 2021 through May 31, 2021, or until new Mayor Pro Tem Terms are drawn.

POINT OF PERSONAL PRIVILEGE

Mayor Nirenberg thanked all the individuals present at the meeting, those watching the meeting, and the entire City for their continued support of each other during the COVID-19 Pandemic. He stated that the community exemplified what it meant to be a compassionate City and how much stronger our efforts were everyone worked together. He thanked everyone who donated their time, resources, and whatever they had to give to others during the winter storm. He noted that approximately 400 donations in the amount of \$897,696 were made to the SAWS Community Pipe Repair (CPR) Program and 80 homes had already received repairs since last week. He added that 900 eligible applications had been approved to date and it was anticipated that all would receive support. He acknowledged several local generous funders: Wells Fargo, the San Antonio Spurs, Toyota, Frost Bank, Broadway, Bank, the San Antonio Area Foundation Latino Fund, the Greehey Family Foundation, NuStar Energy, The Hearst and the NBA. He thanked the San Antonio Area Foundation for managing the funding efforts and the SAWS partners who established the CPR within 48 hours. He thanked all the individual donors who responded to the Gordon Hartman Call to Action which raised over \$3 million to support the SA Food Bank, Haven for Hope, and Sam Ministries. He thanks Councilmember Cabello Havrda and Councilmember Sandoval for their foresight and allegiance in putting the plan in motion.

Councilmember Andrews-Sullivan thanked the Martin Luther King Academy of Fine Arts, their students, their Principal, and their Fine Arts teacher, Ms. Ibarra, for their collaborative efforts with the Council District 2 Office in the production of 19 local Black History videos in observance of Black History Month. The students performed in the videos which were broadcast on KABB Channel 29 and WOAI Channel 4.

Councilmember Viagran announced that Council District 3 would be hosting its 8th Annual Resolution Run & Fit Challenge on March 6, 2021 beginning at 8:00 AM. She stated that the event was virtual and included activities for all ages and fitness levels.

Councilmember Rocha Garcia stated that local news anchor Randy Beamer was retiring after 30 years of service and tomorrow evening would be his last on-air appearance. She noted that his work took him all over the world and stated she was proud that he chose San Antonio to pursue his career and raise a family. She thanked him for his years of service to the community and noted how much he would be missed.

Councilmember Gonzales reference a recent editorial that discussed the importance of neighborhood associations and community groups and highlighted the efforts so many that came together during the winter storm. She thanks Dr. Hernandez and the Texas Food and Wine Alliance for coordinating the delivery of 12,000 warm meals to residents of Council District 5. She thanked Grupo La Gloria, Yeti, Little Elm, Southerly's, Farm to Table, Full Belly, The Good Time, J. Dub Burgers, Grub, Meador, Chelsea's Catering, Toro Bar and Kitchen and Hello Paradise. She called on her constituents and council colleagues to support these small businesses. She thanked The Good Samaritan, the YWCA, La Donna Center, St. Timothy's Catholic Church, the San Antonio Housing Authority, Kings of Passion, the local neighborhood associations of Council District 5, VFW Post 8397, and all that helped deliver meals throughout Council District 5. She expressed her gratitude for Metro Health for administering 300 vaccines to seniors after the winter storm. She thanked the group of plumbers that

came to the aid of Council District 5 residents. She noted the many individuals who assisted their neighbors, like Timothy, aged 71, who check on his neighbors and their houses; Rosalinda, Daniella, Dora that made calls to local seniors to connect them to warming centers and meals. She expressed personal thanks to Victor Aranda, Communications Director for Council District 5, for taking in her family of six, including her 80 year old mother. She expressed pride for all the acts of compassion across the City and thanked her council colleagues and Mayor Nirenberg for their leadership during a very challenging time.

Councilmember Rocha Garcia stated that The Girls Empowerment Summit would be held on March 11-12, 2021 and added that girls had the option to participate online, by dial-in to the televised event. She stated that featured discussions included I Am Power, The Boardroom Project, and Metro Health. She said the summit would be led by local partners focused on professional development, social media, self-care, and healthy relationships.

CONSENT AGENDA ITEMS

Items 16, 18, 21, 22, 24, Z-1, Z-3, Z-5, Z-6, P-1, and Z-8 were pulled for Individual Consideration. Mayor Nirenberg announced that Item Z-9 was pulled by staff and would not be considered.

Mayor Nirenberg called upon the individuals registered to speak.

Jack M. Finger spoke in opposition to Z-9, Z-10, Z-12, and Z-13 regarding trailer home units that would be established in Council Districts 4 and 5. He noted that the Valley High Neighborhood Association was opposed to the proposed apartment complex in Council District 4 and stated that Z-10 lacked a buffer between the proposed commercial zone and the existing residences. He asked if another used car lot was needed in Council District 1.

Councilmember Viagran highlighted Item 10 which was a construction contract for the Salado Creek Hike and Bike Trail which would include a trailhead with parking, three pedestrian bridges, several drainage culverts, a retaining wall, and resting nodes. She highlighted zoning cases P-2 and Z-7 and thanked the applicant, Preston Hollow and Brooks for their outreach work with local residents.

Councilmember Cabello Havrda highlighted Item 23 and stated that she was honored to serve as Chair for the Municipal Court Advisory Committee. She added that she was thankful for the dedication of her council colleagues, Councilmember Sandoval and Councilmember Rocha Garcia, who served on the Committee with her. She expressed her gratitude and thanked the 14 Judges of the Municipal Court for their patience, steadfast resolve, and commitment to continuing to serve amid unprecedented circumstances and for administering justice in a fair, efficient, and timely manner.

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

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

2021-03-04-0125

5. Ordinance approving a contract with SA Facilities Solutions, Inc., dba Facilities Solutions, Inc., to provide labor, materials, equipment and supplies necessary for abrasive blast cleaning

and sealing of the southwest side of Olmos Creek Dam Structure for a total cost of \$127,260.00. Funding is available through the Storm Water Regional Facility Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2021-03-04-0126

6. Ordinance approving a contract with Forensic Technology, Inc., in an amount not to exceed \$228,434.00 to provide the San Antonio Police Department (SAPD) with an Integrated Ballistics Identification System (IBIS) BRASSTRAX Acquisition Station, including installation, commissioning services, and an additional five-year SafeGuard warranty and protection plan. This contract also includes an extended one-year SafeGuard warranty and protection plan for SAPD's existing IBIS BRASSTRAX Acquisition Station. Funding is available from the United States Department of Justice, Office of Justice Programs, DJ-Edward Byrne Memorial Justice Assistance Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2021-03-04-0127

7. Ordinance approving a contract with Hussey Seating Company to provide portable stair units and seating at the Alamodome for the Convention & Sports Facilities Department for a total cost of \$114,000.00. Funds are available through 2020 Certificates of Obligation and included in the FY 2021 - FY 2026 Capital Improvement Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2021-03-04-0128

8. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$444,000.00, included in the respective department's FY 2021 Adopted Budget: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

(A) Paradigm Traffic Systems, Inc., Traffic Parts, Inc., and Wildcat Traffic for solar school zone warning signals and parts;

(B) EAN Holdings, LLC, dba Enterprise Rent-A-Car, for rental vehicles; and

(C) CDS Properties Inc., dba Southwest Public Safety, for window tinting and tint removal services for various types of automobiles and light-duty trucks.

2021-03-04-0129

10. Ordinance approving a construction contract with Davila Construction, Inc. in an amount not to exceed \$3,777,711.77 for the Salado Creek Hike and Bike Trail project (Southside Lions Park to SE Military Drive). Funding in the amount of \$3,716,362.02 is available from the voter approved Sales Tax Venue funds and is a part of the adopted FY 2021 – FY 2026 Capital Improvement Program. This ordinance also appropriates \$61,349.75 from the FY 2021 Tree Canopy Preservation and Mitigation Fund which will be used for tree plantings around the trailhead and supporting irrigation. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

2021-03-04-0130

11. Ordinance approving a construction contract with D&S Concrete Contractors in an amount not

to exceed \$1,863,556.12 for the Culebra Tributary Greenway Trail project (Cathedral Rock Park to Tezel Rd.). Funding in the amount of \$1,863,556.12 is available from the voter approved Sales Tax Venue funds and is a part of the FY 2021 – FY 2026 Capital Improvement Program. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

2021-03-04-0131

12. Ordinance awarding a construction contract to S&B General Contractors, LLC in the amount of \$317,746.03 for the World Heritage Underpass Infrastructure project. Funds are available from the 2012 – 2017 General Obligation Bond Program and 2020 American Association of Retired Persons (AARP) Community Challenge Grant and are included in the FY 2021 – FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

2021-03-04-0132

13. Ordinance approving a construction contract with Tejas Premier Building Contractor, Inc. in an amount not to exceed \$2,569,000.00 for the 2017 Bond Wheatley Heights Sports Complex project located within Martin Luther King Park. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

2021-03-04-0133

14. Ordinance approving an Advance Funding Agreement with the Texas Department of Transportation for payment to TxDOT in an amount not to exceed \$150,635.00 for construction related expenses and \$15,830.00 for administrative oversight of federal funds and accepting \$1,506,346.00 in Highway Safety Improvements Program infrastructure to include improvements of traffic signals at seven locations, a FY 2021 Traffic Signal Installation and FY 2021 Vision Zero project. Funding is available from previously authorized General Funds and is included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager, Razi Hosseini, Director, Public Works]

2021-03-04-0134

15. Ordinance extending a Parking Agreement with the University of Texas at San Antonio for continued use of 50 parking spaces for one year by the Institute of Texan Cultures. Revenue in the amount of \$7,997.28 from this agreement will be deposited into the City's Parking Operations and Maintenance Fund, in accordance with the adopted budget. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2021-03-04-0136

17. Ordinance approving a Pre-Qualified List of Art Professionals who may be used to implement art projects in amounts not to exceed the eligible allocation, approving contracts for such projects, and authorizing payment subject to the availability of funds. [Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Director, Arts & Culture]

2021-03-04-0138

19. Ordinance approving a contract with The Bank of New York Mellon Trust Company, N.A. to provide Arbitrage Rebate Compliance Services for a period to commence April 1, 2021 and

terminate March 31, 2024, with an option to extend the contract for one additional two-year period under the same terms and conditions. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

2021-03-04-0139

20. Ordinance approving the second extension of the professional services agreement for investment consulting and investment training services with Patterson Capital Management LLC D/B/A Patterson and Associates for the second of two (2) one-year renewal terms beginning October 1, 2020 and ending on September 30, 2021 and ratifying services and authorizing payment at a cost of \$2,000.00 per month, payable quarterly in arrears. [Ben Gorzell, Jr., Chief Financial Officer, Troy Elliott, Deputy Chief Financial Officer]

2021-03-04-0140

23. Ordinance reappointing Melanie A. Castillo, Clarissa L. Chavarria, Lisa M. Gonzales, Daniel Guerrero, Linda H. Lewis, James Daniel Kassahn, Michael Ramos, Margarita S. Pol, and Peter Andrew Zamora as Full-Time Municipal Court Judges and reappointing Kenneth Bell, Lauren M. Lefton, Frank D. Sandoval, Alfredo Macias Tavera, and Aida Ann Zaragoza as Part-Time Municipal Court Judges for the remainder of a two-year term expiring April 30, 2022. [Carla Obledo, Presiding Municipal Court Judge]
25. Approving the following three Chapter 380 Economic Development Grant Agreements relating to small business relief: [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2021-03-04-0142

- 25A. Ordinance approving a Chapter 380 Agreement Economic Development Grant Agreement with Centro San Antonio in the amount of \$262,500 for the Broadway Street Lower Segment Construction Relief Grant Program, with funding available from the Midtown TIRZ.

2021-03-04-0143

- 25B. Ordinance approving a Chapter 380 Economic Development Grant Agreement with Centro San Antonio in the amount of \$262,500 for the Alamo Plaza Construction Relief Grant Program, with funding available from the Houston Street TIRZ.

2021-03-04-0144

- 25C. Ordinance approving a Chapter 380 Economic Development Grant Agreement with LiftFund, Inc. in the amount of \$250,000 funded by the Houston Street TIRZ to administer additional grants to businesses in the Hospitality Industry, to include food and beverage businesses, located within the boundaries of the Houston Street TIRZ.

2021-03-04-0146

- Z-2. ZONING CASE Z-2020-10700284 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lots 28-30, NCB 6685, located at 1515 North Zarzamora Street. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: the East 12.5 feet of Lot 11, Lot 12 and Lot 13, Block 2, NCB 6481

TO WIT: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) dwelling units.

2021-03-04-0148

Z-4 ZONING CASE Z-2020-10700285 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 H MLOD-3 MLR-2 AHOD" Residential Single-Family Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 1, NCB 1665, located at 731 North Palmetto Avenue. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1, Block 1, NCB 1665. TO WIT: From "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "C-2 MLOD-3 MLR-1" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District from "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 H MLOD-3 MLR-2 AHOD" Residential Single-Family Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2021-03-04-0151

P-2. PLAN AMENDMENT CASE PA-2020-11600077 (Council District 3): Ordinance amending the Brooks Regional Center Area 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 66.436 acres out of NCB 10879, generally located in the 3100 block of Southeast Military Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700283) (Continued from February 18, 2021)

2021-03-04-0152

Z-7. ZONING CASE Z-2020-10700283 (Council District 3): Ordinance amending the Zoning District Boundary zoning from "MR AHOD" Military Reservation Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 66.436 acres out of NCB 10879, generally located in the 3100 block of Southeast Military Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment, PA-2020-11600077) (Continued from February 18, 2021)

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

CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 66.436 acres out of NCB 10879. TO WIT: From "MR AHOD" Military Reservation Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District.

2021-03-04-0154

Z-9. ZONING CASE Z-2020-10700270 (Council District 4): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 25.427 acres out of NCB 15133, generally located in the 3600 block of Crooked Trail. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 25.427 acres out of NCB 15133. TO WIT: From "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

2021-03-04-0155

Z-10. ZONING CASE Z-2020-10700289 (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the north 60 feet of Lot 19, Block 14, NCB 15505, located at 2812 Southwest Loop 410. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: on the north 60 feet of Lot 19, Block 14, NCB 15505. TO WIT: From "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

2021-03-04-0156

Z-11. ZONING CASE Z-2020-10700290 CD (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Wrecker Service Auto and Light Truck Repair to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Auto Paint and Body-Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on Lot 2, NCB 15177, located at

3722 Southwest Loop 410. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 2, NCB 15177. TO WIT: From "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for a Wrecker Service, Auto Repair and Auto Sales to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Auto Paint and Body-Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways.

2021-03-04-0157

- P-3.** PLAN AMENDMENT CASE PA-2020-11600068 (Council District 5): Ordinance amending the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed-Use" on 0.271 acres out of NCB 3873, located at 119 Pruitt Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700238) (Continued from February 18, 2021)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.271 acres out of NCB 3873. TO WIT: From "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 and for four (4) residential units.

2021-03-04-0158

- Z-12.** ZONING CASE Z-2020-10700238 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family 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 four (4) residential units on 0.271 acres out of NCB 3873, located at 119 Pruitt Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment, PA-2020-11600068) (Continued from February 18, 2021)

2021-03-04-0159

- Z-13.** ZONING CASE Z-2020-10700275 S (Council District 5) Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on the east 32 feet

of Lot 3, Block 4, NCB 2866, located at 206 East Lubbock Street. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: on the east 32 feet of Lot 3, Block 4, NCB 2866. TO WIT: From "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home.

2021-03-04-0160

Z-14. ZONING CASE Z-2020-10700276 (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 "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 30-33, Block 13, NCB 8252, located at 4615 West Commerce Street. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

2021-03-04-0161

Z-15. ZONING CASE Z-2020-10700292 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 4.772 acres out of NCB 16931, generally located in the 3400 Block of Northwestern Drive. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lots 30-33, Block 13, NCB 8252. 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-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

2021-03-04-0162

Z-16. ZONING CASE Z-2020-10700288 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-1" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 16.075 acres out of NCB 15825, generally located in the 14000 block of Vance Jackson Road. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 16.075 acres out of NCB 15825. TO WIT: From "C-3 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District.

CONSENT ITEMS CONCLUDED

ITEMS FOR INDIVIDUAL CONSIDERATION

PULLED BY STAFF AND NOT CONSIDERED

9. Ordinance approving a construction contract with Crownhill Builders, Inc. in an amount not to exceed \$1,430,379.00 for the Maintenance Office Renovation Project located at the San Antonio International Airport. Funding is available from Interim Airport Financing and included in the FY 2021 – FY 2026 Capital Budget. [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]

City Clerk Flores read the caption for Item 16.

2021-03-04-0135

16. Ordinance expanding the Ready to Work Advisory Board from 9 members to 11 members, approving amendments to the categories for the Board, and appointing Sonia Garza, Peter Holt, Benjamin Peavy, Rosa Santana and Juan Solis (Local Employer/In-Demand Occupations), Cynthia Teniente-Matson (Training/Higher Education Provided), Daphene Carson (Community Organization), Jerry Graeber and Emily Spurlock (Current/Previous Workforce Participant), Frederick “Doug” McMurry, Jr. and Bobby Olveda (Trade and Labor Organization) for initial terms ending May 31, 2023, and for two-year terms coterminous with council thereafter. [Tina J. Flores, City Clerk]

Alex Lopez reported that the Governance Council Committee recommended appointments to the SA Ready to Work Advisory Board (the Board) along with the addition of two seats to the Board and the respective appointments for those seats. She stated that the City Council approved a resolution that created the Board to validate in-demand occupations and to foster alignment between necessary skills sets and training programs. She added that the Board would make recommendations on the allotment of certificates, degrees, and wraparound support provided through the program, and would serve as Ambassadors to help promote enrollment and hiring of program participants upon their completion of the program.

Ms. Lopez stated that the Board consisted of nine members appointed at-large, which included four local employers with in-demand occupations, two current or previous program participants, a representative from a trade or labor organization and a community organization, a training provider, and two City Councilmembers appointed to serve as liaisons by the Mayor. She reported that an Applicant Review Subcommittee reviewed 34 applications and recommended 23 applicants for interview by the Governance Committee. She added that the Governance Committee interviewed 20 applicants and recommended appointments for nine positions and the addition of two seats in the categories of local employer within a demand occupation and in the category of trade or labor

organization.

Ms. Lopez announced the names of the recommended appointees and the respective categories, as follows:

1. Sonia Garza, Local Employer/In-Demand Occupations
2. Peter Holt, Local Employer/In-Demand Occupations
3. Benjamin Peavy, Local Employer/In-Demand Occupations
4. Rosa Santana, Local Employer/In-Demand Occupations
5. Juan Solis, Local Employer and In-Demand Occupations (recommended for the additional seat)
6. Jerry Graeber, Current/Previous Workforce Participant
7. Emily Spurlock, Current/Previous Workforce Participant
8. Dr. Cynthia Teniente-Matson, Training Provider
9. Frederick “Doug” McMurry, Trade and Labor Organizations
10. Bobby Olveda, Trade and Labor Organizations (recommended for the additional seat)
11. Dr. Daphene Carson, Community Organization

Councilmember Rocha Garcia stated that she was a member of the Applicant Review Subcommittee that included Councilmembers Andrews-Sullivan, Courage and Chair Viagran. She noted that it was a difficult process because of the large number of highly qualified candidates. She added that she also served as a liaison to the SA Ready to Work Advisory Board, represented her council colleagues in that position, and kept them regularly briefed. She stated that the Governance Committee recommended adding two additional slots to the 9-member Board. She explained how Councilmember Sandoval expressed that the Board should represent a range of categories and recommended the inclusion of a community organization; Councilmember Perry recommended that representatives in the proposed categories should consist of all 10 Council Districts; and Councilmember Treviño referenced the Building Standards Board. She highlighted that the nine Board appointees were from all parts of the City and included representative categories and recommended that nine seats be appointed today, and the additional two slots be tabled for further discussion.

Councilmember Viagran stated that the City Council should move forward with the original resolution slate of nine Board slots as recommended by the Governance Committee and noted that the 9 recommended appointees were selected by the original Subcommittee vetting. She recommended that the City Council go forward today with approving the original nine appointees recommended by the Governance Committee and for further discussions about expansions or reconstruction of the Board to take place in the future, as needed. She shared the original list of appointees selected by the original Subcommittee:

- Local Employer and In-Demand Occupation: Aaron Asel, Karen Bryant, Doug Carlsberg, Sheridan Chambers, Sonia Garza, Peter Holt, Amanda Keammerer, Benjamin Peavy, and Rosa Santana
- Trade or Labor Organization: Frederick McMurry
- Community Organization: Dr. Daphene Carson, Daniel Groban, Romanita Matta-Barrera, Jennipha Ricks, and Johnny Vahalik
- Training and Higher Education: Dr. Thomas Evans, Ann Islas, and Dr. Cynthia Teniente-Matson
- Current/Previous Workforce Participant: Emily Spurlock and Ursula Zavala

Councilmember Viagran stated that the Subcommittee requested staff to conduct outreach to Trade and Labor Organizations and received additional candidate applications which were reviewed and forwarded to the Governance Committee and included Stacy Gunderson, Bobby Olvera, and Jerry Graeber.

Councilmember Sandoval requested further clarification on the applicants recommended and forwarded by the Subcommittee to the Governance Committee, and the applicants selected and interviewed by the Governance Committee. She asked how many of the applicants resided in San Antonio and how many of the nine applicants were in the 25 – 34 age category. She highlighted that 33% of the nine appointees recommended to the Board did not reside in the City. She recommended that applicant Amanda Keammerer, who resided in San Antonio and was in the 25-34 age category, be considered for an appointment by the Governance Committee in future discussions. Ms. Lopez stated 37 applicants were on the original matrix vetted by the Subcommittee, 34 were interviewed by the Governance Committee, and three additional applicants were forwarded by the Subcommittee to the Governance Committee, which included Jerry Graeber, and Bobby Olveda who were being recommended for an appointment today.

Councilmember Perry stated that each Council District should have a position on the Board, as each Council District had different businesses with different requirements. He added that data showed 97% of businesses in San Antonio were small businesses.

Councilmember Rocha Garcia stated that she was highly impressed with Dr. Evans from Incarnate Word University and his strong background in workforce development. She recommended that an additional slot for the Training and Education Category be considered in future discussions. She pointed out that the Subcommittee discussed the consideration of an appointed representative of the San Antonio disabled community.

Councilmember Andrews-Sullivan requested that additional slots be considered for areas that were missing representation.

Councilmember Pelaez stated that it appeared that industries were represented as opposed to particular businesses and acknowledged that the Trades organizations were represented. He recognized former Councilmember Juan Solis as a recommended appointee and acknowledged him as superbly confident on the creation of jobs and his work with Workforce Alamo Solutions and Port San Antonio. He noted that the Finance, Banking, and Insurance Industries served small businesses, were major job creators, and their expertise and representation was important. He requested that Frost Bank and USSA be included on the Board. Assistant City Manager Carlos Contreras clarified that the proposed Board structure was representative of all industries with a need for employees with certain skill levels, which was representative of businesses large and small that needed to hire those type of employees.

Councilmember Sandoval stated that the creation of an advisory board was a large undertaking that required thorough consideration of the areas of representation and board structure, and that the consideration of a candidate pool also prompted modifications to the Board design. She added that the Trades and Labor Organization category had four employer representatives and that appointee Bobby Olveda represented the Labor category. She recommended that the City Council go forward today with the appointment of Mr. Olveda.

Councilmember Viagran concurred that the Trades and Labor Organization category should be discussed further. She requested that outreach be made to Chase, Frost Bank and USAA to include

them in future conversations if the categories were going to be expanded.

Councilmember Perry noted that many questions and discussions remained on the addition of different slots and recommended that this Item be returned to the Governance Committee for further discussion on the additional two slots and expansion of the categories.

Councilmember Rocha Garcia moved to amend and separate Item 16 to continue with the original recommendation of nine slots with the names associated with them on the SA Ready to Work Advisory Board. Councilmember Viagran seconded the motion. The motion prevailed as follows:

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

NAY: 1 - Sandoval

Councilmember Gonzales moved to amend and separate Item 16 with the approval of two additional slots to the SA Ready to Work Advisory Board with the names associated with them. Councilmember Rocha Garcia seconded the motion. The motion prevailed as follows:

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

Councilmember Perry moved to send back Item 16 to the Governance Committee for further discussion on the additional two slots and structural change to the SA Ready to Work Advisory. Councilmember Viagran seconded the motion. The motion prevailed as follows:

AYE: 6 - Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Sandoval, and Perry

NAYES: 5 - Mayor Nirenberg, Gonzales, Cabello Havrda, Pelaez, and Courage

2021-03-04-0137

- 18.** Ordinance approving a portion of the downtown area to be designated as a Clean Zone to regulate certain commercial activity on public property in connection with the 2021 NCAA Division I Women's Basketball Tournament, beginning on March 16, 2021 through April 4, 2021; designating the geographical boundaries for the Clean Zone in the downtown area; providing for special Clean Zone license permits; and establishing criminal penalties to be imposed for violation of this Ordinance with a fine not to exceed \$2,000.00. Revenue generated from Clean Zone license permits will be deposited in the General Fund. [Carlos Contreras, Assistant City Manager; Patricia M. Cantor, Executive Director, Convention and Sports Facilities]

Councilmember Viagran highlighted SAPD, the City of San Antonio, and the NCAA for the extreme measures they took to ensure the safety of all participants and attendees.

Patricia Muzquiz Cantor reported that Dr. Colleen Bridger, Metro Health Director and Assistant City Manager, participated in weekly calls with NCAA Health Officials to formalize the health and safety protocol for the NCAA Tournament. She stated that the Convention and Sports Facility Staff worked closely with the NCAA on operational logistics. She noted that some health and safety protocols that

would be in place included some of the same protocols that have been in place for past events and included symptom and temperature screening of guests upon entering, social distant seating configurations in the convention center, meeting rooms, and the stadium.

Ms. Muzquiz Cantor stated that the facilities would have a large number of signage promoting hygiene practices, requiring face masks, and social distancing. She stated that hand sanitizers would be placed throughout the facilities, cleaning of high touch point areas would be increased, and contact-less improvements were added, such as automatic entry doors to the Center, ticket scanner kiosks at the Alamodome, and touchless flush valves in both facilities.

Ms. Muzquiz Cantor reported that the NCAA implemented several health and safety protocols that required COVID-19 testing of the athletes and travel party prior to their arrival in San Antonio; thereafter, they would undergo daily COVID-19 testing and a COVID-19 Testing Zones would be established to prohibit individuals outside of those zones to enter the areas. She added that athletes, coaches, and staff would wear proximity sensors that would sound an alarm whenever they came within six feet of each other, and all accredited individuals on-site must wear a face mask and maintain physical distance.

Councilmember Viagran asked of the geographic areas that made up the Clean Zone. She thanked Jenny Karnes and the entire crew of SA Sports for their hard work. Ms. Muzquiz Cantor explained that the Clean Zone would regulate commercial activity within a designated area where marketing would be prohibited. She added that vendors would be required to go through an application process if they wanted to vend services within the Clean Zone during the Tournament.

Councilmember Sandoval noted that many people would stop to congregate among the four footpath ways along the river where musicians would also stop to perform. She asked if any requirements would be considered for the crowded footpaths and the dense airflow. City Manager Walsh stated that the City would continue to require safe protocols for all City facilities and rules for City employees and visitors inside City buildings. He noted that the outdoors was a challenge that staff would take into consideration in conjunction with the Governor's Orders regarding COVID-19 safety protocols.

Councilmember Treviño asked if the Clean Zone designation would alter protocols regarding homeless individuals and encampments and if the existing vendors were consulted beforehand. Ms. Muzquiz Cantor stated that SAPD would enforce the parameters of the Ordinance and it would not have any implications on the homeless population and vendors were familiar with the application process in place. Assistant City Manager Contreras noted that the Clean Zone designation was in place for every Final Four since 2018. City Manager Walsh clarified that the Cleaning Zone was directed towards those that sold unlicensed material or merchandise from the NCAA and vendors that operated downtown in accordance with City permitting would not be impacted.

Councilmember Viagran moved to approve Item 18. Councilmember Courage 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

CONTINUED TO APRIL 1, 2021

21. Resolution initiating historic landmark designation for 9290 Leslie Rd and waiving the

application fees totaling \$5,957.20. Funding for the application fees is available in the Office of Historic Preservation General Fund FY 2021 Adopted Budget. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Councilmember Sandoval moved to Continue Item 21 until April 1, 2021. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

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

DENIED

22. Resolution initiating historic landmark designation for 6439 De Zavala and waiving application fees totaling \$5,957.20. Funding for the application fees is available in the Office of Historic Preservation General Fund FY 2021 Adopted Budget. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].

Councilmember Pelaez moved to deny Item 22. 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

2021-03-04-0141

24. Ordinance approving the naming of the Military Drive Trailhead to Dora Jordan Trailhead located at 8802 W. Military Drive. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks & Recreation]

Homer Garcia, Director, Parks and Recreation Department, stated Ms. Dora Jordan served the City of San Antonio in the Parks and Recreation Department for more than 30 years and worked on several high-profile events during her years of service, which included serving as a translator for dignitaries from Latin America. He noted that her legacy left such an impact on the community that when she passed away last summer, a request came forward to commemorate her contributions to the City which was an honor for the Parks and Recreation Department as she was one of their own.

Councilmember Cabello Havrda stated that Ms. Jordan began her career the Parks and Recreation Department as a Clerk and Special Activities Coordinator while she mentored and encouraged other women of color to pursue career opportunities with the City of San Antonio. She highlighted that Ms. Jordan organized many notable events, including the City's New Year's Eve celebrations, park dedications, dignitary events, including the 1987 Papal visit of Pope John Paul II to San Antonio. She added that she had the great opportunity to meet her briefly when they worked on planning events for the Jazz Alive Festival series. She expressed her condolences to the family on the tragic passing of Ms. Jordan at age 75 in July 2020 due to COVID-19.

Councilmember Cabello Havrda moved to approve Item 24. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

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

2021-03-04-0145

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 February 18, 2021)

Melissa Ramirez, Assistant Director, Land Development, reported that 25 notices were mailed, one returned in favor, and ten were opposed. She noted that the Jefferson Heights Neighborhood Association was opposed. She added that staff recommended a denial with an alternate recommendation of R6 CD for two units and the Zoning Commission recommended a denial. She stated that 9 votes would be required to approve, due to opposition exceeding 20%. She noted that the Applicant submitted an Amendment to the R6 CD for two units along with an amended site plan.

Mayor Nirenberg called upon the individuals registered to speak.

Charles Riley stated that initially this development was filed as a four-plex to maximize development and would be amended to R6 zoning with conditional use for two units to address neighborhood concerns and added that numerous meetings were held with neighbors. He noted that the project fit in with the neighborhood plan and promoted the larger City-wide goal of promoting affordable housing.

Jack M. Finger spoke in opposition to Z-1 due to inconsistency with the surrounding area and density. He noted the denials recommended by staff and the Zoning Commission.

Councilmember Treviño stated that this Item had undergone numerous substantial changes since the original application submittal in July 2020. He noted that the final project was a community effort and the result of months of negotiations. He added that he was available for future discussions on a new tool was created in the process that would be useful for zoning and density issues.

Councilmember Treviño moved to approve Item Z-1. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

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

2021-03-04-0147

Z-3. ZONING CASE Z-2020-10700277 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on the south 53 feet of Lots 8-10 and the north 53 feet of Lots 8-10, NCB 1339, located at 815 Saint James Street and 819 Saint James Street. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

Melissa Ramirez, Assistant Director, Land Development, reported that 42 notices were mailed, zero returned in favor, and zero opposed.

Councilmember Andrews-Sullivan moved to approve the Item Z-3 as amended to allow for four family dwelling units instead of six. Councilmember Viagran 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

CONTINUED TO MARCH 4, 2021

Z-5. ZONING CASE Z-2020-10700220 (Council District 3): Ordinance amending the Zoning District Boundary from "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot TR-11, Block 11, CB 4069B, located at 4345 Mickey Road. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

Melissa Ramirez, Assistant Director, Land Development, reported that 11 notices were mailed, zero returned in favor, and one was opposed.

Mayor Nirenberg called upon the individuals registered to speak.

Jack M. Finger spoke in opposition to Z-5 and noted that it was a farm and ranch district that was to be converted to a residential subdivision. He called for the City Council to abide by the neighbors that were in opposition instead of those who would profit on the development.

Councilmember Viagran thanked the Southton Community Association (SCA) for their continued engagement on this proposed zoning request. She noted that the Council District 3 office hosted several meetings, including a recent Webex meeting where the applicant addressed the questions and safety concerns of the residents of the growing community. She stated that the Applicant produced a set of restrictive covenants which the SCA requested more time to review.

Councilmember Viagran moved to continue Z-1 until March 18, 2021. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

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

2021-03-04-0149

P-1. PLAN AMENDMENT CASE PA-2020-11600076 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Agribusiness RIMSE Tier" to "Suburban Tier" on 521.58 acres out of CB 4010, located at 21193 Lamm Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700273) (Continued from February 18, 2021)

2021-03-04-0150

Z-6. ZONING CASE Z-2020-10700273 (Council District 3): Ordinance amending the Zoning District Boundary from "FR" Farm and Ranch District to "MHC" Manufactured Housing Conventional District on 521.58 acres out of CB 4010, located at 21193 Lamm Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600076) (Continued from February 18, 2021)

Melissa Ramirez, Assistant Director, Land Development, reported that 3 notices were mailed, zero returned in favor, and zero were opposed. She stated that staff and the Planning and Zoning Departments recommended approval.

Mayor Nirenberg called upon the individuals registered to speak.

Jack M. Finger spoke in opposition to Items P-1 and Z-6 which was a proposed trailer home park near Sandy Oaks, Texas and asked if the local residents had been informed of the proposal.

Councilmember Viagran thanked the applicant for working with Council District 3 to address all questions and concerns. She requested that a set of signed Deed Restrictions provided by the applicant that addressed landscaping and utility maintenance be entered into the record. She added that the Deed Restrictions were sent to the City Clerk's office and to City staff.

Councilmember Viagran moved to approve Items P-1 and Z-6. 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

2021-03-04-0153

Z-8. ZONING CASE Z-2020-10700286 CD (Council District 3): Ordinance amending the Zoning District Boundary from "RD" Rural Development District to "C-2 CD" Commercial District with a Conditional Use for Manufactured Home Sales and Storage on Lot P-297, NCB 16626, generally located in the 14000 block of South Interstate Highway 37. Staff and Zoning Commission recommend Approval. (Continued from February 18, 2021)

Melissa Ramirez, Assistant Director, Land Development, reported that 5 notices were mailed, zero returned in favor, and zero were opposed. She stated that staff and the Zoning Commission recommended approval. She added that the applicant had agreed that any free pole signage was not to exceed 40 feet overall in height, no LED or flashing signage banners, no tenants, no promotional flag flyers, no on-site home painting permitted outdoors or indoors, downward facing lighting only, no outdoor amplified sound or speakers permitted, and a solid screen fencing along the real property lines would be required.

Councilmember Viagran thank the applicant for meeting with her and noted that the applicant would base their online business on site and was amendable to a no alcohol restriction.

Councilmember Viagran moved to approve Item Z-8. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

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

CITY MANAGER'S REPORT

26. City Manager's Report

City Manager Walsh provided an update on the City's Emergency Resource Call Center that opened last week. He thanked the Neighborhood Housing & Services Department (NHSD) and the Department of Human Services (DHS) for undergoing the necessary training. He added that over 2,000 residents placed calls to 3-1-1 by Tuesday and operators handled a variety of calls to connect them to SAWS, FEMA, the Small Business Administration, and water distribution centers. He stated that the call center would be open for the next few weeks. He added that the City would continue to deliver water to vulnerable populations through Saturday and would have distributed over half a million cases over water over the past few weeks. He thanked the Public Works Department, SAPD, SAFD, DHS and all other Departments that were involved in making deliveries to homebound seniors or apartment complexes that continued to have issues with water.

City Manager Walsh stated that the City incurred approximately \$11.1 million in expenses associated with the winter storm that was comprised of \$5 million in personnel and material expenses, and \$6.1 million in estimated damages to approximately 215 City facilities. He added that winter storm expenses would be submitted to FEMA for reimbursement.

City Manager Walsh presented a video that highlighted the winter storm events. He emphasized that all City staff, from management to forklift drivers, gave their all and came together for the residents. He stated that he was extremely proud and thankful for all they were able to contribute during the harsh conditions. He expressed how proud he was of the organization and to be the City Manager.

Mayor Nirenberg stated that an incredible amount of work was accomplished by everyone on the front lines throughout the crisis and he thanked them all.

City Attorney Andy Segovia provided an overview of the Governor's Order that was issued this week and would go into effect on March 10, 2021. He stated that the Order would remove all restrictions under the previous order and businesses would be allowed to open up to 100% capacity. He highlighted a specific provision in the Order that would allow businesses and other establishments to implement their own COVID-19 mitigation measures, including limiting their own capacity and requiring their employees and customers to wear face masks.

City Attorney Segovia reported the Governor's Order provided the City with the flexibility to retain have and maintain its own healthy and safety protocols for City employees and visitors to City facilities. He stated that the Order also rescinded the face mask order, but still highly encouraged people to wear masks when social distancing could not be maintained. He added that the Order rescinded Executive Order (EO) GA (Governor Abbott) -31 related to hospital capacity, elective surgeries and procedures, with one caveat that gave the County Judge the authority to implement restrictions if the hospital rate rose above 15% for seven consecutive days.

City Attorney Segovia stated that under EO-GA-31, no jurisdiction would be allowed to impose a

penalty of any kind for persons who failed to wear a face covering or the failure to mandate that customers or employees wear face coverings. He explained that in instances where an employer, an organization, or any business establishment had their own COVID-19 protocols which were communicated to the public and someone refused to comply, then the legal enforcement would be for criminal trespass and SAPD or the local Sheriff's Office could be called to remove the non-compliant person from the premises. He highlighted that the Centers for Disease Control and Prevention (CDC) mask mandate at interstate travel hubs was still in place.

Councilmember Viagran asked if EO-GA-31 addressed virtual meeting gatherings. City Attorney Segovia stated that COVID-19 protocols for meeting gatherings were determined by the Texas Attorney General and it was fully expected that a 30-day extension would be granted for the current time period which was ending today.

Councilmember Rocha Garcia expressed concern about the upcoming spring break and asked how the City would prepare for COVID-19 protocol measures with the tourist and hotel industries. She asked of extra precautions in place for additional testing sites. City Manager Walsh stated that he had an upcoming weekly call with some of the larger local hotels and noted that COVID-19 protocol messaging would be important. He added that most businesses had been good about placing signage and messaging in their establishments. He noted that the number of testing sites throughout the State would remain the same.

Councilmember Pelaez acknowledged Hills and Dales, a local neighborhood bar, for their conscientious approach in keeping their patrons safe and their doors open during the COVID-19 Pandemic. He noted that HEB Grocery Company would still mandate the wearing of masks for their partners and vendors but would only 'urge' their customers to wear masks and requested that City staff reach out to HEB for clarification. City Manager Walsh stated that outreach would be made.

Councilmember Courage stated that he was calling out HEB to uphold COVID-19 protocols that they previously had in place for the sake of everyone that used their facility.

Councilmember Sandoval stated that the City should provide guidance on what sort of personal protection equipment (PPE) would be required if an employee or member of the public was in a space where others around them were not wearing masks. She noted the upcoming General Elections scheduled for May 1, 2021 and requested that consideration be made on the type of PPE to purchase and under what circumstances PPE would be recommended for staff. City Manager Walsh stated that he would ask Jeff Coyle, Director of Government and Public Affairs, to follow up with Metro Health to incorporate PPE protocols into the City's messaging.

Councilmember Viagran requested further information on President Biden's new order for vaccines for educators, staff, and child care workers. City Manager Walsh stated that Dr. Colleen Bridger, Pre-K 4 SA, and DHS were working on messaging to City employees that now qualified for the COVID-19 vaccine to make sure they are aware.

The Mayor and Council sang happy birthday to City Attorney Segovia.

ADJOURNMENT

There being no further discussion or Executive Session, Mayor Nirenberg adjourned the meeting at 12:01 PM.

APPROVED

RON NIRENBERG
Mayor

Attest:

TINA J. FLORES
City Clerk