

City of San Antonio



AGENDA City Council A Session

No in-person access for this meeting

Thursday, October 1, 2020

9:00 AM

Videoconference

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

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

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

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

DISABILITY ACCESS STATEMENT

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

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

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

1. [20-5724](#) Invocation
2. [20-5725](#) Pledge of Allegiance
3. [20-5726](#) Approval of Minutes from the City Council Meetings of June 18, 2020, June 26, 2020, and August 14, 2020

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

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

4. [20-5111](#) Ordinance ratifying an increase to the contracts with Big Tex Contractors, LLC, Michael A. Ramirez, dba Top Notch Services, and Ida Ponce, dba A+ Lawn Service, for dangerous premises abatement, lot clearing and securing of structures for the Development Services Department to an estimated cumulative amount of \$436,000.00, annually. Funding is available from the Development Services, Code Enforcement Services Division, General Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
5. [20-4906](#) Ordinance approving contracts with Grande Truck Center, Gunn Chevrolet LTD., and Silsbee Ford for an estimated 23 cargo and passenger vans for various City departments for FY 2020 and FY 2021 for a total cost of \$852,539.50. Funding in the amount of \$217,710.50 is available from the FY 2020 Adopted Equipment Renewal and Replacement Fund Budget, \$37,999.00 is available from the FY 2020 Adopted Solid Waste Operating and Maintenance Fund Budget, and \$64,330.00 is available from the FY 2020 Adopted General Fund Budget. FY 2021 purchases are subject to the appropriation of annual funding. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
6. [20-5058](#) Ordinance approving contracts with Holt Cat and San Antonio Southwest Trailers for three transport trailers for the Public Works and Parks and Recreation Departments for a total cost of \$75,574.00. Funding is available from the FY 2020 Adopted Equipment Renewal and Replacement Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

7. [20-5129](#) Ordinance approving a contract with Safeware, Inc., for two Explosive Ordnance Disposal suits, helmets and accessories for the San Antonio Police Department, Emergency Operations Center, for a total cost of \$77,855.05. Funding is available from the 2018 State Homeland Security Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
8. [20-5021](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$700,327.00, included in the respective department's FY 2021 Adopted Budget:
- (A) RDO Equipment Co., for repair parts for John Deere industrial equipment;
 - (B) Collision Country Repair Center for collision repair services for medium and heavy duty trucks;
 - (C) Ennis-Flint, Inc., for acrylic waterborne traffic paint;
 - (D) Bibliotheca, LLC, for an amendment to the maintenance agreement for 3M Radio Frequency Identification (RFID) equipment; and
 - (E) LJ Power, Inc., for a change order to the annual contract for citywide maintenance and repair of generators & associated equipment.
- [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

9. [20-5098](#) Ordinance approving a task order to the Job Order Contract with Tejas Premier Building Contractor, Inc., in the amount of \$172,356.74 for the Kenwood Community Center Restroom Renovations and ADA Improvements project. Funding is available from the Deferred Maintenance Program and included in the FY 2020 - FY 2025 Capital Improvement Program. [David W. McCary, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]
10. [20-4414](#) Ordinance awarding a task order contract to PM Construction & Rehab, LLC dba IPR South Central in the amount of \$2,844,078.95 for construction of the 2020 Corrugated Metal Pipe (CMP) Rehabilitation project, a Storm Water Operating funded project, located Citywide. Funds are available from the Storm Water Operating Fund and are included in the FY 2020 - FY 2025 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

11. [20-4986](#) Ordinance approving a Developer Participation Agreement with Silver Ventures, Inc. in an amount not to exceed \$400,000.00 for infrastructure improvements to and along Broadway Street in relation to the 2017 Bond funded Broadway Corridor project, located in Council District 1. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvements Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Acquisition, Sale or Lease of Real Property

12. [20-4985](#) Ordinance approving a renewal of the no cost lease with HEBCO Development Inc. for use by the San Antonio Police Department's San Antonio Fear Free Environment unit of 1,600 square feet of office/retail space located at the McCreless Market Shopping Center for a term ending September 30, 2022. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

Grant Applications and Awards

13. [20-5082](#) Ordinance approving the acceptance of a grant in the amount of \$500,000.00 from the Federal Motor Carrier Safety Administration for the FY2021 High Priority-Commercial Motor Vehicle program. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]
14. [20-5083](#) Ordinance approving the acceptance of a grant in the amount of \$900,000.00 from Texas Department of Transportation for the Comprehensive Selective Traffic Enforcement Program for the period through September 30, 2021. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

Boards, Commissions and Committee Appointments

15. [20-5582](#) Approving the following Board, Commission and Committee appointments for the unexpired terms to expire May 31, 2021 or the terms shown below: [Tina J. Flores, City Clerk]

A) Appointing Audrey Herrera (District 9) to the City of San Antonio Higher Education Student Advisory Board.

B) Appointing Shivani Modadugu (District 8) to the San Antonio Youth Commission

16. [20-5673](#) Appointing the following to the Conservation Advisory Board: Robert Puente (San Antonio Water System) and reappointing Brock Curry (Edwards Aquifer Authority), Rogelio Garcia (San Antonio Economic Development Foundation), Francine Romero (San Antonio Parks and Recreation Board Chair) and Jessica Alderson (Texas Parks and Wildlife) [Tina J. Flores, City Clerk]

Miscellaneous

17. [20-5574](#) Ordinance approving a one year extension of a contract with Soria, Inc. dba Corporate Payroll Administrators, Inc., to provide payroll services to the Office of the Mayor and City Council for elected officials' contract employees (Council Aides) through September 30, 2021 in an amount not to exceed \$50,000. Funding for this contract is included in the FY 2021 General Fund Budget. [John Peterek, Assistant to the City Manager; Emily McGinn, Interim Assistant to the City Council]
18. [20-5553](#) Ordinance approving the issuance by the San Antonio Housing Trust Finance Corporation of its "First Lien Multifamily Housing Revenue Bonds (Northview Apartments Project) Series 2020A" and its "Second Lien Multifamily Housing Revenue Bonds (Northview Apartments Project) Series 2020B" (collectively, the "Bonds") under Section 147(f) of the Internal Revenue Code and to comply with the San Antonio Housing Trust Finance Corporation's organizational documents. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
19. [20-5554](#) Ordinance approving the issuance by the San Antonio Housing Trust Finance Corporation of its "Multifamily Housing Revenue Bonds (Canyon Pass Apartments) Series 2020" (the "Bonds") under Section 147(f) of the Internal Revenue Code and to comply with the San Antonio Housing Trust Finance Corporation's organizational documents. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
20. [20-5373](#) Ordinance approving an agreement with the University of Texas Health Science Center at Tyler for the provision of physician services to the San Antonio Metropolitan Health District's Tuberculosis Prevention and Control Program in an amount up to \$120,000.00 for a period

beginning October 1, 2020 and ending September 30, 2021 with the option to renew for one year. [Colleen M. Bridger, MPH, PhD, Assistant City Manager, Interim Director, Health]

21. [20-4997](#) Ordinance approving an agreement with AVANCE-San Antonio, Inc. providing payment to the City in a total amount of up to \$31,000.00 for the provision of oral health services by the San Antonio Metropolitan Health District to Head Start enrollees for a term beginning September 1, 2020 and ending August 31, 2021. [Colleen M. Bridger, MPH, PhD, Assistant City Manager, Interim Director, Health]
22. [20-5287](#) Ordinance approving a contract with Dearborn Life Insurance Company to provide Basic Life, Accidental Death and Dismemberment (AD&D), Voluntary Supplemental Life Insurance, and Dependent Life Insurance to all eligible City of San Antonio employees and their eligible dependents in an estimated annual amount of \$1,538,871, for a term beginning January 1, 2021, and ending December 31, 2023, with an option to extend the contract for up to two one-year terms. Funding is available in the Proposed FY 2021 Employee Benefits Fund. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]
23. [20-5588](#) Ordinance extending contracts with Labor on Demand, Inc., Stability Staffing and Consulting, LLC, and Tri Starr Group, to provide temporary staffing services to the City as pay per use by City Departments in accordance with the FY21 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]
24. [20-5350](#) Ordinance approving a one year extension to the Interlocal Agreement with North East Independent School District for continued Library Services at the Molly Pruitt Library at Roosevelt High School extending the current terms and payment beginning October 1, 2020 with an option for two one-year automatic renewals for an estimated annual amount of \$699,380.00. [Lori Houston, Assistant City Manager; Ramiro S. Salazar, Library Director, San Antonio Public Library]
25. [20-5590](#) 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]

26. [20-5049](#) Ordinance approving a Sports License Agreement with The Miracle League of San Antonio for operations, maintenance and programming of the multi-purpose sports fields located adjacent to Nelson Wolff Stadium. There is no fiscal impact associated with this ordinance. [Colleen M. Bridger, MPH, PhD, Assistant City Manager; Homer Garcia, III, Director, Parks & Recreation]
27. [20-3894](#) Ordinance approving the purchase of Commercial Insurance Policies for City operations in an amount not to exceed \$6,636,744, appropriating funds of \$1,209,620 from the Liability Insurance Fund, and amending the FY 2021 Adopted Budget. The Property/ Equipment policy is effective October 1, 2020 thru July 1, 2022. The term of the other policies is effective from October 1, 2020 through September 30, 2021. The FY 2021 total cost of these Commercial Insurance Policies is \$4,312,567.50 and will be funded from the Liability Insurance Fund and the Workers' Compensation Fund. [Ben Gorzell, Chief Financial Officer; Debra Ojo, Director, Risk Management]
28. [20-5140](#) Approving the following two ordinances related to demolition and environmental work at 223 S. Cherry Street: [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]
- 28A. [20-5756](#) Ordinance approving a Funding Agreement for an amount not to exceed \$241,000 between the City of San Antonio Public Works Department and the Inner City Tax Increment Reinvestment Zone for eligible expenses related to demolition and environmental work at 223 S. Cherry Street..
- 28B. [20-5757](#) Ordinance approving a change order increasing the contract capacity of the On-Call Demolition and Debris Disposal Services Contract with J.R. Ramon and Sons, Inc. in the amount of \$247,000.

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

- 29.** [20-5689](#) ALCOHOL VARIANCE # AV2020-004 (Council District 7):
Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages to Jamshed Manasiya for a convenience store on Lot 2 and Lot 3, Block 1, NCB 8347, located at 838 Bandera Road for off-premise consumption within three-hundred (300) feet of James Madison Elementary School, a public education institution in San Antonio Independent School District.
- P-1.** [20-5635](#) PLAN AMENDMENT CASE PA-2020-11600028 (Council District 2):
Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters Street. Staff recommends Approval. Planning Commission recommends Denial with an Alternate Recommendation. (Associated Zoning Case Z-2020-10700113) (Continued from September 17, 2020)
- Z-1.** [20-5636](#) ZONING CASE Z-2020-10700113 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District and "R-6 CD MLOD-3 MLR-2" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Multi-Family Dwellings not to exceed three units per acre or a total of 3 units to "C-2 MLOD-3 MLR-2" Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters Street. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment PA-2020-11600028) (Continued from September 17, 2020)
- Z-2.** [20-5584](#) ZONING CASE Z-2020-10700174 S (Council District 2): Ordinance amending the Zoning District Boundary from "NC HL AHOD" Neighborhood Commercial Historic Landmark Airport Hazard Overlay District to "NC S HL AHOD" Neighborhood Commercial Historic Landmark Airport Hazard Overlay District with a Specific Use Authorization for a Medical Clinic on Lot 7 and Lot 9, Block E, NCB 646, located at 812 South Hackberry Street. Staff and Zoning

Commission recommend Approval.

- Z-3.** [20-5594](#) ZONING CASE Z-2020-10700176 (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 and "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 "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 16B and Lot 17A, Block 2, NCB 6336, located at 1314 North Center. Staff and Zoning Commission recommend Approval.
- P-2.** [20-5598](#) PLAN AMENDMENT CASE PA-2020-11600050 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "High Density Mixed Use" to "High Density Residential" on 15.082 acres out of NCB 10615, generally located at 439 SE Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700177)
- Z-4.** [20-5597](#) ZONING CASE Z-2020-10700177 (Council District 2): Ordinance amending the Zoning District Boundary from "PUD I-1 MLOD-3 MLR-1" Planned Unit Development General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District, "PUD C-3 MLOD-3 MLR-1" Planned Unit Development General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District, and "PUD C-3 NA MLOD-3 MLR-1" Planned Unit Development General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Region 1 District and "PUD C-1 MLOD-3 MLR-1" Planned Unit Development Light Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "MF-25 MLOD-3 MLR-1" Low Density Multi-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District on 15.082 acres out of NCB 10615, generally located at 439 SE Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 2020-11600050)

- P-3.** [20-5416](#) PLAN AMENDMENT CASE PA-2020-11600036 (Council District 3): Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" on Lot 2B, NCB 9483, located at 6831 South Flores Street. Staff and Planning Commission recommend Denial. (Associated Zoning Case Z2020-10700145)
- Z-5.** [20-5599](#) ZONING CASE Z-2020-10700145 (Council District 3): 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 Lot 2B, NCB 9483, located at 6831 South Flores Street. Staff recommends Denial. Zoning Commission recommends Approval. (Associated Plan Amendment PA 2020-11600036)
- Z-6.** [20-5585](#) ZONING CASE Z-2020-10700175 (Council District 3): Ordinance amending the Zoning District Boundary from "BP" Business Park District to "I-1" General Industrial District on Lot P-48E, CB 4010, located at 4640 South Flores Road. Staff and Zoning Commission recommend Approval.
- Z-7.** [20-5601](#) ZONING CASE Z-2020-10700179 (Council District 5): 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 and "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 on Lots 3-7, Block 88, NCB 3680, located at 3602, 3610 and 3618 West Commerce Street. Staff and Zoning Commission recommend Approval.
- P-4.** [20-5600](#) PLAN AMENDMENT CASE PA-2020-11600057 (Council District 7): Ordinance amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Urban Low Density Residential" on Lots 18-23, and the east 40 feet of Lot 17, Block 17, NCB 6707, located at 2507 Fredericksburg Road. Staff and

Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700164)

- Z-8.** [20-5315](#) ZONING CASE Z-2020-10700164 S (Council District 7): Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District and "R-6 H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District to "R-6 S H AHOD" Residential Single-Family Monticello Park Historic Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility and "R-6 S H UC-3 AHOD" Residential Single-Family Monticello Park Historic Fredericksburg Urban Corridor Airport Hazard Overlay District with Specific Use Authorization for a Childcare Facility on Lots 18-23, and the east 40 feet of Lot 17, Block 17, NCB 6707, located at 2507 Fredericksburg Road. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA 2020-11600057)
- Z-9.** [20-5317](#) ZONING CASE Z-2020-10700171 (Council District 8): Ordinance amending the Zoning District Boundary from "BP UC-1" Business Park IH-10/FM 1604 Urban Corridor District and "BP UC-1 MLOD-1 MLR-2" Business Park IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "C-3 UC-1" General Commercial IH-10/FM 1604 Urban Corridor District and "C-3 UC-1 MLOD-1 MLR-2" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 5.702 acres out of NCB 17386, located at 11600 Interstate Highway 10 West. Staff and Zoning Commission recommend Approval.
- Z-10.** [20-3326](#) ZONING CASE Z-2020-10700034 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on Lot 21 and the west 251.3 feet of Lot 22, NCB 12116, located at 8623 Perrin Beitel and 2611 Northeast Loop 410. Staff and Zoning Commission recommend Approval.

City Manager's Report

- 30.** [20-5727](#) City Manager's Report

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

ADJOURNMENT

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