

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



**Meeting Minutes  
City Council A Session**

No in-person access to this meeting

**Thursday, January 21, 2021**

**9:00 AM**

**Videoconference**

The City Council convened in a Regular Meeting. City Clerk Tina J. Flores took the Roll Call noting a quorum with the following Councilmembers present:

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

1. The Invocation was delivered by Father Brian Garcia of UTSA's St. Anthony Catholic Student Center, guest of Councilmember Pelaez, District 8.
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 October 7, 2020, October 8, 2020, and October 28, 2020

Councilmember Rocha Garcia moved to approve the Minutes. 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

## **CONSENT AGENDA ITEMS**

Item 4, 9, 14, 17, 19, 20, Z-1, Z-2, Z-6, and Z-10 were pulled for Individual Consideration. Mayor Nirenberg announced that Item Z-13 was pulled by staff and would not be considered.

City Clerk Flores announced that written testimony was received from Patti Zaiantz of the Conservation Society of San Antonio in support of Item 18, Item 19, and Item Z-2. She spoke in opposition to Item Z-10.

Councilmember Treviño moved to approve the remaining Consent Agenda Items. 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

City Clerk Flores stated that there was a correction to Item 15A which was an Ordinance appointing Jennipha Ricks (District 2) to the Mayor's Commission on the Status of Women for the remainder of an unexpired term ending May 31, 2021 and waiving the City Code residency requirement for the appointment.

Mayor Nirenberg called upon the individuals registered to speak.

Natalie Griffith addressed the false allegations regarding Item 14 used to undermine affordable housing development.

Maureen Galindo stated that her goal was to give more power to the people and noted that infill raised land values.

Written Testimony was submitted by Patti Zaiantz, President of the Conservation Society of San Antonio in support of Items 18, 19, and Z-2 and in opposition to Item Z-10.

Councilmember Rocha Garcia asked what had changed regarding Item 14. City Manager Erik Walsh stated that the City now had \$46 million from the stimulus package in December 2020 that was recommended to go into the Emergency Housing Assistance Program (EHAP).

Councilmember Treviño stated that he was in favor of increasing the affordable housing stock by partnering with Habitat for Humanity, Prospera, and other non-profit developers.

Councilmember Sandoval stated that she supported efforts to preserve existing affordable housing stock. She highlighted Item 22 which would extend the support from the Natural Resources Defense Council, Inc. from December 31, 2020 to June 30, 2021. She highlighted Item 12 approving the acquisition of two conservation easements over the Edwards Aquifer Contributing Zone. She thanked the staff of Public Works, and the City Architect for their efforts in building the Multigenerational Center at Woodlawn Lake Park.

Councilmember Andrews-Sullivan thanked the owners of Splashtown for purchase of an area adjacent to Splashtown and thanked the District 2 representative, Jennipha Ricks for volunteering to serve on the Mayor's Commission on the Status of Women. She stated that the \$46 million from the EHAP would provide a place for individuals to live that was comfortable and secure.

Councilmember Perry requested that staff pull Items 19 and 20 from the Consent Agenda and consider them individually.

Councilmember Perry highlighted Jonathan Delmer as being appointed to the Zoning Board of Adjustment and noted that he looked forward to working with him.

Councilmember Cabello Havrda highlighted Item 15 and congratulated Angela Gonzales and her proposed appointment to the Small Business Advisory Committee.

**2021-01-21-0019**

5. Ordinance approving a contract with Bud Griffin Customer Support San Antonio LLC, to provide preventative and remedial maintenance, inspection and repair of air conditioning systems dedicated to spaces that house specialized information technology equipment within City managed facilities for an estimated total cost of \$228,700.00 over a five-year period. Funding in the amount of \$43,460.00 is available in the FY 2021 Information Technology Department Operating Fund Budget. Funding for subsequent years of this contract is subject to City Council approval of each annual budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2021-01-21-0020**

6. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$52,000.00, included in the respective department's FY 2021 Adopted Budget: (A) American Sales & Service, Inc., for car wash, vacuum, and water recovery parts and service; and (B) US Executive LLC for aerial photography for the San Antonio Airport System. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2021-01-21-0021**

7. Ordinance approving a construction contract in an amount not to exceed \$4,740,140.00 to Thos. S. Byrne, Inc. dba Byrne Construction Services for construction of the 2017 Bond Woodlawn Lake Park Multi-Generational Center. Funding is available from the 2017 - 2022 General Obligation Bond Program, Texas Parks and Wildlife for Urban Outdoor Recreation Grant 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]

**2021-01-21-0022**

8. Ordinance approving a task order to a Job Order Contract with Amstar Inc. in the amount of \$402,313.00 for remediation preparation and restoration construction related to the Farmer's Market Mold Remediation Phase 2 Project located in Council District 1. Funds are available from the General Fund and are included in the FY 2021 - FY 2026

Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2021-01-21-0024**

10. Ordinance declaring a 123.133-acre tract of land in County Block 4006 located southeast of Mitchell Lake and along US Highway 281 South in Council District 3 as surplus and authorizing its disposition by the San Antonio Water System. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2021-01-21-0025**

11. Ordinance declaring a 0.0679-acre tract of land located along the southern right-of-way of IH-10 E, east of the intersection of Foster Road in the northeast quadrant of Bexar County, Texas, as surplus and authorizing its disposition by the San Antonio Water System. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

12. Ordinances approving the acquisition of two conservation easements over the Edwards Aquifer Contributing Zone for a total of 622.726 acres located outside of the San Antonio city limits in Bexar, Medina and Uvalde Counties at a cost of \$3,140,296.70 as follows: [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]

**2021-01-21-0026**

- 12A. Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Contributing Zone on a 431.73 acre tract of land known as the Shut-In Creek Ranch located in Uvalde County, Texas from Shut-In Creek Ranch, LLC, at a cost of \$1,911,758.40, from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2021 - FY 2026 Capital Improvement Program.

**2021-01-21-0027**

- 12B. Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Contributing Zone on a 190.996 acre tract of land known as the Hilton Ranch located in Bexar County and Medina County, Texas from Dewitt A. Hilton, Jr and Shelley L. Hilton, at a cost of \$1,228,538.30 from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2021 - FY 2026 Capital Improvement Program.

**2021-01-21-0028**

13. Ordinance approving the closure, vacation and abandonment of an unimproved portion of Copeland Drive Public Right-of-Way within New City Blocks 10574 and 14037 in Council District 2, requested by Chrismari, Inc. d/b/a Splashtown for a fee of \$40,600.00 to be deposited in the General Fund. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**2021-01-21-0030**

15. Approving the following Board, Commission and Committee appointments for the remainder of unexpired terms to expire May 31, 2021 or for the terms shown below. [Tina J. Flores, City Clerk]
- A) Appointing Jennipha Ricks (District 2) to the Mayor's Commission on the Status of Women.
  - B) Appointing Jonathan Delmer (District 10) to the Zoning Board of Adjustment.
  - C) Appointing Angela Gonzales (District 6) to the Small Business Advisory Committee.

**2021-01-21-0031**

16. Ordinance approving a non-exclusive twenty five year license agreement with West Texas Gas, Inc. for use of the City right-of-way for the installation and operation of facilities to sell and transport natural gas. West Texas Gas, Inc. will pay the City 3% of gross revenues from sales within the licensed area. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

**2021-01-21-0005R**

18. Resolution to initiate historic landmark designation for 726 Fredericksburg Rd 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].

**2021-01-21-0034**

21. Ordinance approving a Professional Services Agreement with TDA Consulting, Inc. to conduct on-call underwriting consultant services for the selection and negotiation of U.S. Department of Housing and Urban Development funded affordable housing projects. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

**2021-01-21-0035**

22. Ordinance approving an amendment to the Memorandum of Understanding between the Natural Resources Defense Council, Inc. and the City of San Antonio in support of the American Cities Climate Challenge, to extend the support from December 31, 2020 to June 30, 2021. [David McCary, Assistant City Manager; Douglas Melnick, Chief Sustainability Officer]

**2021-01-21-0037**

- Z-3. ZONING CASE Z-2020-10700245 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for two (2) dwelling units on Lot 26 and the west 60.10 feet of Lot 25, Block 1, NCB 10733,

located at 4427 North Hein Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 26 and the west 60.10 feet of Lot 25, Block 1, NCB 10733. TO WIT: From "R-5 MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "R-5 CD MLOD-3 MLR-1" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District with a Conditional Use for two (2) dwelling units

**2021-01-21-0038**

**Z-4.** ZONING CASE Z-2020-10700251 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 52.976 acres out of NCB 15730, NCB 16817, and NCB 16060, generally located in the 6500 block of North Interstate 35. 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: 52.976 acres out of NCB 15730, NCB 16817, and NCB 16060. TO WIT: From "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, and "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "I-1 MLOD-3 MLR-2 AHOD" General Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**2021-01-21-0039**

**Z-5.** ZONING CASE Z-2020-10700247 (Council District 3): 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 and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Lot 2, and Lot 3, Block 25,

NCB 7679, located at 104 Congress Avenue and 6500 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 1, Lot 2, and Lot 3, Block 25, NCB 7679. TO WIT: From "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "MF-33 MLOD-2 MLR-2 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-1 MLOD-2 MLR-2 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.

**2021-01-21-0041**

**Z-7.** ZONING CASE Z-2020-10700243 (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 "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 40, Block 4, NCB 15619, located at 5103 Hillburn Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 40, Block 4, NCB 15619 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 "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

**2021-01-21-0042**

**Z-8.** ZONING CASE Z-2020-10700252 (Council District 4): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 30.317 acres out of NCB 18044, generally located in the 8300 block of Coval Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY

DESCRIBED HEREIN AS: 30.317 acres out of NCB 18044 TO WIT: From m "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

**2021-01-21-0043**

**Z-9.** ZONING CASE Z-2020-10700254 (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 "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 56, Block 4, NCB 15619, Lot 57, Block 4, NCB 15619, and Lot 165, Block 6, NCB 15623, located at 5231 Hillburn Drive, 5235 Hillburn Drive, and 5307 Gavilan Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 56, Block 4, NCB 15619, Lot 57, Block 4, NCB 15619, and Lot 165, Block 6, NCB 15623 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 "MHC MLOD-2 MLR-1 AHOD" Manufactured Housing Conventional Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District.

**2021-01-21-0045**

**Z-11.** 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.

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 West 91.43 feet of Lot 165 and Lot 166, Block 3, NCB 8124 TO WIT: 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.

**2021-01-21-0046**



**Z-12.** ZONING CASE Z-2020-10700231 CD (Council District 6): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service) on Lot P-172, NCB 18048, generally located in the 8300 block of Grissom Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-172, NCB 18048 TO WIT: From "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales (Full Service).

**2021-01-21-0047**

**P-1.** PLAN AMENDMENT CASE PA-2020-11600071 (Council District 6): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "General Urban Tier" to "Specialized Center" on 0.255 acres out of NCB 17246, generally located in the 6800 block of Fairgrounds Parkway. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700257 S)

**2021-01-21-0048**

**Z-14.** ZONING CASE Z-2020-10700257 S (Council District 6): 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 "I-1 S MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Chemical Manufacturing/Processing on 0.25 acres out of Lot 4, Block 4, NCB 17246, generally located in the 6800 block of Fairgrounds Parkway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600071)

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: 0.25 acres out of Lot 4, Block 4, NCB 17246 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 "I-1 S MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Specific Use Authorization for Chemical Manufacturing/Processing.

**2021-01-21-0049**

**P-2.** PLAN AMENDMENT CASE PA-2020-11600072 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on

9.1117 acres out of NCB 18333, located at 18104 Babcock Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700258)

**2021-01-21-0050**

- Z-15.** ZONING CASE Z-2020-10700258 (Council District 8): Ordinance amending Zoning District Boundary from "RM-6 MSAO-1 MLOD-1 MLR-1" Residential Mixed Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "PUD R-4 MSAO-1 MLOD-1 MLR-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay Military Lighting Region 1 District (with reduced perimeter setback of 10') on 9.117 acres out of NCB 18333, located at 18104 Babcock Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600072)

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: 9.117 acres out of NCB 18333 TO WIT: From "RM-6 MSAO-1 MLOD-1 MLR-1" Residential Mixed Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay Military Lighting Region 1 District to "PUD R-4 MSAO-1 MLOD-1 MLR-1" Planned Unit Development Residential Single-Family Camp Bullis Military Sound Attenuation Camp Bullis Military Lighting Overlay Military Lighting Region 1 District (with reduced perimeter setback of 10').

**2021-01-21-0051**

- Z-16.** ZONING CASE Z-2020-10700246 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.9833 acres out of NCB 16587, located at 16402 Nacogdoches Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.9833 acres out of NCB 16587 TO WIT: From "C-3 AHOD" General Commercial Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District.

**2021-01-21-0052**

- P-3.** PLAN AMENDMENT CASE PA-2020-11600070 (ETJ - Closest to Council District 8): Ordinance amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Agricultural" to "Low Density Residential" on P-67A and P-40C, ABS 24, CB 4708, located at 9135 Dietz Elkhorn Road. Staff and Planning Commission recommend Approval.

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

City Clerk Flores read the caption for Item 14.

### **2021-01-21-0029**

- 14.** Ordinance approving Substantial Amendment #2 to the FY 2021 HUD Action Plan and Budget to program \$10,249,127.00 in second round CDBG CARES Act funding and reprogram \$1,325,000.00 in CDBG funds; approving the acceptance of grant funds in the amount of \$3,603,100.02 from the Texas Department of Housing and Community Affairs – Texas Emergency Rental Assistance Program; and approving agreements with Bexar County totaling \$2,217,196.47 to administer the County’s TERAP funds to provide rental assistance to eligible households impacted by COVID-19. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Veronica Soto stated that staff was seeking approval of a substantial amendment to the Action Plan and Budget to reprogram \$10.2 million received through the CARES Act, and the reprogramming of \$1.3 million in entitlement funds. She noted that staff was seeking approval for the acceptance of a grant award of \$3.6 million from the State for the Texas Emergency Rental Assistance Program (TERAP) and the approval of two agreements with Bexar County to administer \$2.2 million in TERAP funds and Bexar County General Funds for rental assistance.

Ms. Soto reported that on August 13, 2020, the City Council approved the \$22.4 million FY 2021 HUD Action Plan which included \$13.3 million in Community Development Block Grant (CDBG) funding. She stated that on October 29, 2020, the City Council approved Substantial Amendment #1 to the FY 2021 Action Plan and Budget which redirected \$4.8 million from CDBG Rental Housing Development and Homeownership Gap funding to the COVID-19 Emergency Housing Assistance Program.

Ms. Soto stated that the additional \$10.2 million in CDBG CARES Act funding presented an opportunity to continue to respond to the pandemic by focusing on: 1) Housing services supporting the response; and 2) Housing rehabilitation to keep residents housed.

Ms. Soto indicated that staff recommended programming the second allocation of CDBG CARES Act funds in the amount of \$10,249,127 and reprogramming FU 2021 Entitlement funds in the amount of \$1,325,000 and this would include:

- \$7.7 million increase to the Emergency Housing Assistance Program (EHAP) Budget (2,970 families)
- \$159,000 eviction intervention (18 months of staffing)
- \$189,000 housing counseling and foreclosure prevention
- \$900,000 temporary shelter for homeless (18 months of support)
- \$900,000 Owner Occupied Rehabilitation for older housing (7 homes)
- \$425,000 Minor Home Repair (13 homes)

Ms. Soto presented the revised Budgets for affordable housing programs:

<b>Program</b>	<b>Current Budget</b>	<b>Recommended Adjustment</b>	<b>Revised Budget</b>
EHAP	\$5,875,000	\$7,675,127	\$13,550,127
Owner Occupied Rehab	\$1,799,226	\$900,000	\$2,699,226
Minor Repair	\$500,000	\$425,000	\$925,000
Eviction Intervention	-	\$159,540	\$159,540
Housing Counseling and Foreclosure Prevention	-	\$189,460	\$189,460
Temporary shelter for homeless	-	\$900,000	\$900,000
<b>TOTAL</b>	<b>\$8,174,226</b>	<b>\$10,249,127</b>	<b>\$18,423,353</b>

Ms. Soto reported that the Mayor’s Housing Policy Taskforce Report included a goal to rehabilitate and/or construct 18,700 affordable housing units. She noted that 34% of all households in Bexar County were cost burdened. She indicated that affordable housing production must continue if we were to minimize the long-term impacts of the pandemic. She stated that the initial recommendation included \$3 million for gap funding. She added that staff revised the recommendation and \$3 million would be added to the EHAP Budget.

Ms. Soto stated that the affordable housing Budget currently included \$2.5 million in HOME funds for gap funding and staff would consider five rental housing development proposals and three homeownership housing development proposals. She noted that the proposals would yield approximately 750 units. She added that staff would return to the Planning and Land Development Committee with funding recommendations for the proposals and may recommend additional funding sources for consideration to assist with gap funding requests.

Ms. Soto reported that the City was awarded \$3.6 million from the Texas Emergency Rental Assistance Program (TERAP) and Bexar County was awarded \$717,000 in TERAP funds and would contribute an additional \$1.5 million in Bexar County General Funds. She indicated that the City would administer the Bexar County funds. She noted that 10% of TERAP funds must be utilized for the Texas Eviction Diversion Program (TEDP) and the total combined funds would add \$5.3 million to COVID-19 EHAP for rental assistance and \$432,000 for eviction diversion.

Ms. Soto stated that with an additional \$13.1 million, the EHAP Phase 3 Budget would increase to \$37.3 million providing funding through early to mid-April 2021. She noted that if approved, the total investment in EHAP since April 2020 would increase from \$76.7 million to \$89.8 million. She indicated that this amount did not include the additional \$46.7 million from the COVID-19 Emergency Relief Bill. She added that a recommendation for implementation for those funds would be developed and brought before the Culture and Neighborhood Services Committee and then to City Council.

Ms. Soto reported that as of January 15, 2021, the following was approved in EHAP assistance:

- Rent and mortgage - \$54.7 million
- CPS - \$5.1 million
- SAWS - \$0.8 million
- Internet - \$0.2 million
- Cash assistance - \$7.4 million

Councilmember Perry asked of the amount requested by Habitat for Humanity versus what the City could provide. Assistant City Manager Lori Houston stated that currently there was \$2.5 million in the Budget for gap funding and there was approximately \$8.8 million needed. She indicated that staff would review and complete the underwriting for the projects to determine the shortfall and staff would look at other funding sources to meet the need.

Councilmember Gonzales asked if the City was assisting individuals living in San Antonio Housing Authority properties with EHAP funding. Ms. Houston stated that the City was, and she would provide a report on those assisted. Councilmember Gonzales stated that funds should be reprogrammed to include gap funding, owner-occupied rehabilitation funding, and minor home repairs.

Councilmember Gonzales motioned to reprogram \$10.2 million in CDBG Cares Funding and reprogram \$4.3 million in CDBG Entitlement Funding to allow for \$3 million in Gap Funding, \$900,000 in owner occupied rehabilitation, and \$425,000 in minor repairs. Councilmember Viagran seconded the motion.

Councilmember Viagran concurred with Councilmember Gonzales to reduce the funding for EHAP from \$7.6 million to \$4.6 million. She stated that it was important to secure some of the funding now as nothing was guaranteed in the future. Ms. Houston and City Manager Walsh confirmed that \$46.7 million was being accepted by the Federal Government, State and County through the CDBG Program.

Councilmember Courage expressed his support for Councilmember Gonzales' motion which would protect individuals and keep them in their homes and would continue to help support future affordable home development.

Councilmember Sandoval asked for clarification on the initial Budget for the proposed Request for Proposal (RFP) projects. Ms. Houston clarified that \$2.5 million was remained in the gap funding which assisted families below 80% AMI and included points for affordability and preservation. Councilmember Sandoval stated that she did not feel comfortable advocating for gap funding which was not for individuals with 30%-50% AMI. She noted that it was important that when funds were set aside for gap financing to decide what level to target. Ms. Houston provided clarification on the rental and home ownership components of the Program.

Councilmember Treviño reported that the average recipient of the EHAP was under 30% AMI and needed to remove forward with approving funding. He motioned to approve Item 14 as presented by staff. Councilmember Sandoval seconded the motion. Councilmember Courage asked City Attorney Segovia to clarify the motion. City Attorney Segovia stated that an

amendment to the proposal before City Council was made by Councilmember Gonzales. He indicated that the City Council would vote on the amendment first and depending on if that passed or failed, the original recommendation was to be voted on.

Councilmember Perry stated that the Budget was a living, working document and funds could be allocated where they were needed most. He expressed his support for the Item as written by staff.

Councilmember Andrews-Sullivan stated that she had asked for a list of properties suitable for home rehabilitation and homeless housing. She noted that she wanted to ensure that the AMI for the City was utilized to make a difference and impact those most in need.

Councilmember Cabello Havrda asked of the impact of not approving staff's entire recommendation today. Ms. Houston reiterated the amended motion by Councilmember Gonzales. She noted that if the City Council delayed funding would impact the City's ability to utilize different funding sources for those that did not qualify for Federal funding.

Councilmember Courage stated that the City Council would make the final decision on what would be approved but there was no one on the City Council who would approve a 100% market residential development program.

Councilmember Viagran stated that she was excited because the City potentially had the opportunity to have \$100 million for the EHAP.

Mayor Nirenberg thanked the Risk Mitigation Team and noted that the EHAP had helped nearly 20,000 families in the community to stay in their homes during the pandemic. He noted that with the \$46 million received, specifically for rental assistance and direct assistance from the Federal Government, the citizens would be able to get through the pandemic. He indicated that the City should support the development of affordable housing at 30%-50% AMI and at other levels. He expressed support for the motion made by Councilmember Gonzales and stated that with either motion, the City would be increasing the resources in the EHAP.

Councilmember Gonzales moved to amend the staff recommendation and reprogram \$10.2 million in CDBG CARES funding and reprogram \$4.3 million in CDBG entitlement funding of which \$3 million would be allocated to gap funding, \$900,000 would be allocated to Owner Occupied Rehabilitation, and \$425,000 would be allocated to minor repair and to reduce the funding for EHAP from \$7.6 million to \$4.6 million as stated by Assistant City Manager Lori Houston. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 6 - Mayor Nirenberg, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, and Courage

**NAY:** 5 - Treviño, Cabello Havrda, Sandoval, Pelaez, and Perry

Councilmember Gonzales moved to approve Item 14 as amended. Councilmember Viagran

seconded the motion. The motion prevailed by the following vote:

**AYE:** 6 - Mayor Nirenberg, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, and Courage

**NAY:** 5 - Treviño, Cabello Havrda, Sandoval, Pelaez, and Perry

Clerk Flores read the caption for Item 4.

4. Briefing on the December Financial Report of the COVID-19 Emergency Response and Recovery and Resiliency Plan [Maria Villagómez, Deputy City Manager; Ana Bradshaw, COVID-19 Financial and Performance Liaison]

Ana Bradshaw reported that as of December 31, 2020, the City had expended the \$270 million made available through the Coronavirus Relief Fund. She noted that currently, the City had spent \$360 million of a total Budget of almost \$565 million. She indicated that the Budget did not include the amount awarded in the December Stimulus Package of \$13.9 million for vaccinations and \$46.7 million for rental assistance. She stated that the \$204 million from other sources would be utilized in the City’s continuing efforts to respond and recover.

Ms. Bradshaw presented the December 2020 Financial Report for the COVID-19 Emergency & Recovery & Resiliency Plan:

	<b>Budget</b>	<b>Plan thru December 2020</b>	<b>Actuals thru December 2020</b>	<b>Variance</b>
<b>Expenses by Funding Source</b>				
<b>Coronavirus Relief Fund</b>	\$270.7	270.7	270.7	0
<b>General Fund</b>	155.3	37.4	25.5	(11.8)
<b>TIRZ</b>	4.0	4.0	4.0	-
<b>San Antonio Housing Trust</b>	6.0	6.0	6.0	-
<b>Other Federal grants</b>	128.3	52.9	54.1	(0.2)
<b>Donations</b>	0.2	0.2	0.2	-
<b>Expenses by Program</b>				
<b>Emergency Response</b>	174.1	174.1	175.4	(1.3)
<b>Health Implementation Plan</b>	50.8	16.1	15.7	0.4
<b>Recovery &amp; Resiliency</b>	255.3	148.9	136.1	12.8
<b>Other CARES Programs</b>	84.4	33.6	33.4	0.2
<b>Total Expenditures</b>	<b>564.6</b>	<b>372.7</b>	<b>360.6</b>	<b>12.1</b>

Ms. Bradshaw presented the following non-Coronavirus Relief Fund program Budget as of January 1, 2021:

<b>Program</b>	<b>Revised Budget</b>	<b>Actuals thru December 2020</b>	<b>Remaining Budget</b>
<b>Health Implementation</b>	\$34.9	0.7	34.2
<b>Recovery and Resiliency</b>	173.3	54.5	118.8
<b>Other CARES Programs</b>	84.4	33.4	51.0
<b>TOTAL</b>	<b>292.6</b>	<b>88.6</b>	<b>204.0</b>

Ms. Bradshaw presented the Micro Business and Non-Profit Grants as of January 6, 2021:

- 1,120 Micro Business Grants (\$27.1 million)
- 227 Food and Beverage Grants (\$8.7 million)
- 67 Non-Profit Grants (\$2.4 million)
- 56 Loan Forgiveness Grants (\$0.26 million)

Ms. Bradshaw reported that there were 1,243 total grant awards totaling \$29.7 million. She noted that staff were partnering with LiftFund to survey grant awardees to learn of the impacts from the \$29.7 million to the community and staff would partner with LiftFund and the UTSA Business Center to connect businesses with resources made available through the (CTC) Program funded through the December 2020 Stimulus Package.

Ms. Bradshaw stated that staff targeted outreach to 5,000 businesses and 30,000 households and when this fell short of the goal, staff reached out to 28,000 businesses and households and provided them with information on housing assistance programs. She stated that as of January 19, 2021, \$68.5 million had been awarded and over 26,000 households had been assisted.

Ms. Bradshaw reported that as of January 5, 2021, the Train for Jobs SA Enrollment included 4,443 which had completed intake; 3,338 were referred for training; 1,574 were enrolled; and 1,425 were pending enrollment. She stated that 51 local small businesses had signed agreements with Workforce Solutions Alamo (WSA) to provide on-the-job (OJT) training and 285 OJT slots were available. She indicated that amendments to OJT effective January 4, 2021 included:

- Allow all businesses within Bexar County to participate
- Allow both small and large businesses to participate
- Allow program participants to complete “classroom” training prior to starting OJT

Ms. Bradshaw stated that for the Connected Beyond the Classroom Pilot, three sites were now live and provided coverage for the surrounding area and staff was partnering with the San Antonio Independent School District (SAISD) to scale up to 1,200 students in February 2021. She indicated that staff were engaged with the Harlandale and Edgewood Independent School Districts to get access to students in those areas. She reported that the Copernicus, Millers Pond, and the Frank Ramirez parks and recreation facilities had been upgraded with Wi-Fi. She



added that staff were partnering with the San Antonio Housing Authority (SAHA) to provide \$180,000 in funding to upgrade three facilities with Wi-Fi for all units: 1) Alazan in Council District 5 (741 units); 2) Cassiano in Council District 5 (499 units); and 3) Lincoln in Council District 1 (338 units).

Ms. Bradshaw reported that the next steps included:

- Complete CRF closeout
- Continue to review monthly expenses and align monthly planned amounts
- Awaiting December 2020 stimulus detail
- Prepare for potential new stimulus funds and any adjustments

Councilmember Courage asked how much additional funding from grants was available from the most recent stimulus package. Ms. Bradshaw stated that there was no additional funding made available in the most recent stimulus package for grants and loans. She indicated that the funding was made available through the personal protective equipment (PPE) and that the Economic Development Department (EDD) was partnering with UTSA and LiftFund to reach out to businesses. Councilmember Courage asked if the City was reaching out to businesses. Alex Lopez stated that staff would utilize social media, email, and postcards to areas where PPE was not accessed or not accessed at significant levels previously. Councilmember Courage requested a breakdown of participating businesses provided OJT by industry.

Councilmember Andrews-Sullivan asked if the City had partnered with its affordable housing partners on digital inclusion initiatives. Craig Hopkins stated that the City had not engaged with that group. Councilmember Andrews-Sullivan stated that she would like to see how the City could reach out to students residing in affordable housing.

Councilmember Rocha Garcia asked of the Alamodome expenses related to vaccination efforts. City Manager Erik Walsh reported that expenses at the Alamodome were being tracked separately and the City had not received the guidelines from the Centers for Disease Control (CDC) required to track spending.

Councilmember Viagran requested information on expenses related to stipends received by participants in the Train for Jobs SA Program. Ms. Lopez stated that she would provide that information.

Councilmember Perry asked why only \$1,400 of the over \$10 million allocated for child care had been spent. Ms. Lopez stated that the Department of Human Services reported that participants were hesitant to place their children in child care at this time. Councilmember Perry asked why those funds were not being reprogrammed now. He advocated for reprogramming those funds to small business assistance.

Councilmember Treviño advocated for the creation of a Food and Beverage Workers Relief Program. He asked of the amount of the average assistance package for participants in the Train for Jobs SA Program. Ms. Lopez stated that the City had paid approximately \$15 million to partner organizations. Councilmember Treviño requested that staff consult with Gordon

Hartman and his team regarding differently-abled individuals.

Councilmember Andrews-Sullivan asked what research was being conducted by the Metro Health Department. Julie Sandoval stated that \$500,000 was funded for the Health Collaborative, with \$430,000 of that issued for small grants with some allocated to the Martinez Street Women's Center and UTSA researching the prevalence for COVID-19.

Councilmember Sandoval asked if the Request for Proposals (RFPs) related to telecommunications had closed. Mr. Hopkins stated that the RFP was closed and it was up to the school districts to take the next step.

Councilmember Cabello Havrda asked if an abbreviated summary of expenditures would be made available to the City Council. Ms. Bradshaw stated that the online dashboard would be updated and a comprehensive snapshot report would be provided to the City Council.

Councilmember Treviño discussed the use of the Right to Counsel Program to include having Attorneys present on zoom and in court. He requested that the Right to Counsel Program be made permanent. He requested that staff explore adding the Parkview and Blanco Apartments in Council District 1 to the SAHA Wi-Fi Initiative. Mr. Hopkins stated that discussions were being held regarding that.

Councilmember Viagran asked if all of the restaurants that were eligible for micro grants had been funded. Ms. Bradshaw replied that they were.

Councilmember Andrews-Sullivan requested a briefing on expenditures for Racial and Ethnic Approaches to Community Health and how the expenditures related to the Resolution designating racism as a public health crisis at the Community Health and Equity Committee Meeting.

Mayor Nirenberg thanked everyone for the conversation and thanked staff for the presentation.

Clerk Flores read the caption for Item 9.

**2021-01-21-0023**

9. 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]

Razi Hosseini reported that the Street Maintenance Program (SMP) was a component of the five-year Infrastructure Management Program (IMP). He noted that the FY 2021 Budget approved \$102 million for the SMP to complete pavement preservation and rehabilitation projects. He indicated that this would include 282 street projects and the contract would be utilized to

complete IMP Pavement Preservation projects which would include street base structure repairs, asphalt surface overlay, and any associated and required work.

Councilmember Perry stated that questions and concerns were raised by local contractors regarding the fact that the company awarded the contract was not headquartered or based in San Antonio. He asked if the company was local or from out of town. Mr. Hosseini stated that the company was from out of town but provided references which were favorable. He indicated that the company would utilize a local subcontractor. Councilmember Perry asked if it was possible to provide weight for local companies. City Attorney Segovia stated that under Chapter 252 of the Local Government Code, a solicitation must be designated as lowest responsible bidder or best value of the municipality. He added that this solicitation was designated as lowest responsible bidder and therefore, that was the only thing that could be considered.

Councilmember Perry moved to approve Item 9. 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

City Clerk Flores read the caption for Item 17.

**2021-01-21-0032**

**17.** Ordinance approving the City of San Antonio's Federal Legislative Program for the 117th U.S. Congress. [Carlos Contreras, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]

Jeff Coyle reported that on January 20, 2021, President Biden signed a series of Executive Orders with many that were included in the City's Legislative Agenda such as the Deferred Action for Childhood Arrivals (DACA), the Census, and the extension of the eviction moratorium until March 31, 2021. He stated that the Chamber was planning a SA to DC visit. He indicated that in August 2020, staff began working on the legislative agenda in partnership with City departments, community partners, the Chambers, major employers, and education institutions.

Mr. Coyle stated that the following items were included in the Legislative Agenda:

- Infrastructure
- Workforce development
- Emergency and affordable housing
- Broadband and digital inclusion
- Military protection
- Airport infrastructure
- Domestic violence
- Homelessness
- Tax credits

- Public safety
- Emergency preparedness
- Community revitalization
- COVID-19 response
- Health disparities/insurance

Mr. Coyle reported that language regarding expanding the vaccine supply, scaling up testing and tracing, addressing health disparities and health insurance, and investing in public health jobs was proposed by Councilmember Sandoval. He indicated that staff proposed adding the language.

Councilmember Viagran reminded the City Council that a Resolution was passed in early 2020 that requested that all Presidential candidates to work with us on solutions to building sustainable infrastructure, creating a skilled workforce, ending housing instability and homelessness, and reducing gun violence.

Councilmember Rocha Garcia asked how small businesses in the City could be tied into the \$10 million investment in domestic manufacturing of pandemic supplies. Assistant City Manager Carlos Contreras stated that staff would monitor that and would work with local small businesses to ensure their participation.

Councilmember Sandoval advocated for more aggressive health priorities in the Legislative Agenda due to the fact that the City was a community of pre-existing conditions.

Councilmember Andrews-Sullivan asked if the need for hospitals would be included in the Legislative Agenda. Mr. Coyle stated that staff would explore that. Councilmember Andrews-Sullivan requested that the Legislative Agenda address inequities such as the lack of health facilities in Council District 2 which experienced a greater impact from health conditions.

Councilmember Treviño noted that a company named Novogradac had projected that the City would receive \$46,347,768 and City staff estimated that the City would receive \$6 million. He asked why the City utilized a different formula. Mr. Coyle reported that the staff estimate was based upon formulas from the Low-Income Housing Coalition as the City had not received formulas or allocations from Federal Agencies at that time.

Councilmember Pelaez stated that he appreciated everything the congressional delegates did for the City.

Councilmember Perry asked of efforts to have direct flights to Washington D.C. Mr. Coyle stated that the item was on the Legislative Agenda but the Federal Aviation Administration (FAA) reauthorization was not up this year.

Councilmember Andrews-Sullivan asked of the outcome of the letters sent by the Mayor and the Bexar County Judge to have vaccinations sent directly to the largest cities. Mayor Nirenberg stated that there had not been a formal response to the letters but an organized effort had been made by the U.S. Conference, the National League of Cities, and Mayors. Dr. Bridger stated

that Metro Health had advocated for this through the Big Cities Health Coalition.

Mayor Nirenberg stated that it was important to have cooperation at multiple levels of government and the work of the Intergovernmental Relations Council Committee made that possible.

Councilmember Pelaez moved to approve Item 17. 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

City Clerk Flores read the caption for Item 19.

**CONTINUED UNTIL FEBRUARY 4, 2021**

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

Councilmember Sandoval moved to Continue Item 19 until February 4, 2021. 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

City Clerk Flores read the caption for Item 20.

**2021-01-21-0033**

- 20.** Ordinance amending an interlocal agreement with Southwest Texas Regional Advisory Council (STRAC) in the amount of \$150,000.00 funded by the General Fund to authorize the Meadows Mental Health Policy Institute to conduct an assessment of the City's mental health response and identify system improvements to the City's first response system, informed by existing data on mental health response and integrated response best practices. [Maria Villagomez, Deputy City Manager; Melody Woosley, Director, Human Services]

Assistant City Manager Dr. Colleen Bridger reported that on November 14, 2020, the City Council approved an Interlocal Agreement (ILA) with the Southwest Texas Regional Advisory Council (STRAC) for the purpose of providing mental health services to support the San Antonio Police Department Chronic Crisis Stabilization Initiative (CCSI).

Dr. Bridger stated that CCSI identified, engaged, and provided services to individuals who were diagnosed with a serious and persistent mental illness and had frequent interactions with police, either through chronic 9-1-1 calls, referrals, or through their own initiative. She indicated that through the ILA, the City Council authorized \$209,831 in FY 2021 with up to \$927,000 for a

successive four-year period, subject to City Council appropriation of funds as part of the Budget process.

Dr. Bridger reported that the amendment to the ILA with STRAC would add \$150,000 from the General Fund to support a mental health coordination study conducted by the Meadows Mental Health Policy Institute (MMHPI). She stated that this would assist personnel in identifying improvements to the first response system to ensure the appropriate response would be made to incidents involving an individual with a mental health crisis.

Dr. Bridger stated that the total Budget for the project was \$300,000 with the Meadows Mental Health Policy Institute providing \$150,000 of that.

Dr. Bridger indicated that STRAC was designated by the State to implement and maintain the Regional Trauma and Emergency Healthcare System. She noted that STRAC created the South Texas Crisis Collaborative (STCC) whose focus was to better coordinate the utilization of services for the safety net population. She reported that STCC provided a comprehensive integrated crisis system across major public partners such as hospital providers, philanthropy, and public safety and behavioral health providers.

Dr. Bridger reported that STCC provided data management, program oversight, contract/grant management, and administration of SDOH/Signify Community. She indicated that STCC coordinated with MMHPI to identify statewide best practices in mental health crisis management. She stated that the ILA would:

- Support MMHPI-led systems assessment to identify improvements to the existing Mental Health Crisis First Response System (MHCFRS)
- Ensure that first responders had support to ensure safety/security of individual and community in mental health crisis
- Develop a strategy and work plan to implement improvements for the MHCFRS

Councilmember Sandoval asked if the assessment would be remitted to the City of San Antonio operations. Dr. Bridger stated that the assessment would be remitted to the City and Bexar County, all of their partners, and the hospital systems. Councilmember Sandoval stated that the San Antonio Clubhouse proposed that the City Council consider a peer support model that they utilized and possibly making that available during extended hours.

Councilmember Perry asked if the \$150,000 was budgeted in the General Fund. Deputy City Manager Maria Villagomez reported that \$500,000 was allocated for mental health projects as part of the Budget process within the delegate agency Budget and the \$150,000 came out of that. Councilmember Perry expressed concern that the City was paying for studies and not actual services and partners were not providing any funding.

Councilmember Sandoval moved to approve Item 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

**NAY:** 1 - Perry

**CONTINUED TO JANUARY 21, 2021**

**Z-1.** ZONING CASE Z-2020-10700122 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the East 12.5 feet of Lot 11, Lot 12 and Lot 13, Block 2, NCB 6481, located at 1526 West Mistletoe Avenue. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Denial. (Continued from December 17, 2020)

Catherine Hernandez, Development Services Administrator, Land Development, reported that the Jefferson Heights Neighborhood Association was opposed and the Item would require nine votes to approve due to the opposition exceeding 20%.

Councilmember Treviño stated that he would like to give the applicant the opportunity to talk with the neighbors due to updates and project modifications.

Councilmember Treviño moved to continue Z-1 until February 4, 2021. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Courage

**2021-01-21-0036**

**Z-2.** ZONING CASE Z-2020-10700242 HL (Council District 2): Ordinance amending the Zoning District Boundary from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 HL AHOD" Arts and Entertainment Historic Landmark Airport Hazard Overlay District on Lot 9 and the west 26.04 feet of Lot 10, Block B, NCB 604, located at 403 Montana Street. Staff recommends Approval. Zoning Commission recommendation pending the January 19, 2021 hearing.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 9 and the west 26.04 feet of Lot 10, Block B, NCB 604 TO WIT: From "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "AE-2 HL AHOD" Arts and Entertainment Historic Landmark Airport Hazard Overlay District

Catherine Hernandez, Development Services Administrator, Land Development, reported that staff and the Zoning Commission recommended the approval of Item Z-2 and noted that 40 notices were mailed, zero in favor, one opposed, and the Item would require nine votes for approval as the owner was opposed.

Councilmember Andrews-Sullivan moved to approve Z-2. 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 Perry

**ABSENT:** 1 - Courage

**2021-01-21-0040**

**Z-6.** ZONING CASE Z-2020-10700250 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District and "C-2 H RIO-5 AHOD" Commercial Mission Historic River Improvement Overlay Airport Hazard Overlay District to "IDZ-1 H RIO-5 MC-1 AHOD" Limited Intensity Infill Development Zone Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District and "IDZ-1 H RIO-5 AHOD" Limited Intensity Infill Development Zone Mission Historic River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on 1.499 acres out NCB 7672, located at 326 Riverside Drive. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.499 acres out NCB 7672 TO WIT: From "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District and "C-2 H RIO-5 AHOD" Commercial Mission Historic River Improvement Overlay Airport Hazard Overlay District to "IDZ-1 H RIO-5 MC-1 AHOD" Limited Intensity Infill Development Zone Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District and "IDZ-1 H RIO-5 AHOD" Limited Intensity Infill Development Zone Mission Historic River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District

Catherine Hernandez, Development Services Administrator, Land Development, reported that staff and the Zoning Commission recommended the approval of Item Z-6 and noted that 10 notices were mailed, two in favor, zero opposed, and the applicant submitted an amended site plan for the record.

Councilmember Viagran thanked the applicant for working with her office and including public access points in the amended site plan.

Councilmember Viagran moved to approve Item Z-6 as amended by staff. 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 Perry

**ABSENT:** 1 - Courage

**2021-01-21-0044**

**Z-10.** ZONING CASE Z-2020-10700048 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) dwelling units on Lot 4, Block 1, NCB 2183, located at 636 Ruiz Street. Staff recommends Denial. Zoning Commission recommends 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 1, NCB 2183 TO WIT: From "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for five (5) dwelling units.

Catherine Hernandez, Development Services Administrator, Land Development, reported that staff recommended denial and the Zoning Commission recommended the approval of Item Z-10 and noted that 30 notices were mailed, zero in favor, five opposed, and the neighborhood association was opposed. The applicant submitted an amended site plan and was available on the line.

Councilmember Gonzales stated that it was her understanding that the neighborhood association was neither in support or opposed. She asked if the neighborhood association indicated that they were opposed. Ms. Hernandez stated that the neighborhood association submitted a letter stating their opposition focused on the design of the project. Patrick Christensen stated that the neighborhood association was concerned about the containers and the developers committed to adding front porches to make them look like the adjacent housing.

Councilmember Gonzales moved to approve Item Z-10 as amended by staff. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

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

**ABSENT:** 1 - Courage

Mayor Nirenberg stated that Item Z-13 was postponed and would not be heard today.

**Z-13.** ZONING CASE Z-2020-10700253 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2" Commercial District to "R-4" Residential Single-Family

District on 1.389 acres out of CB 4451, generally located in the 13500 block of Culebra Road. Staff and Zoning Commission recommend Approval.

## **CITY MANAGER'S REPORT**

### **23. City Manager's Report**

City Manager Erik Walsh presented a video depicting the work of the Information Technology Services Department (ITSD) team. He stated that the team took care of the entire organization 24 hours a day, and seven days a week.

City Manager Walsh stated that an employee passed away today from COVID. He noted that he was a Police Officer and had been hospitalized. He indicated that the Officer had been with the Police Department for almost 35 years. He reported that three other employees were hospitalized with COVID.

Mayor Nirenberg led the meeting in a moment of silence for the Police Officer.

## **EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting at 2:00 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).
- F.** Discuss legal options pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- G.** Deliberate the security assessments or deployments relating to information resources technology, network security information or the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices and related legal issues pursuant to Texas Government Code Section 551.089 (security devices and audits) and Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting at 2:56 pm and announced that no action was taken.

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 2:56 pm.

**APPROVED**

**RON NIRENBERG**  
Mayor

Attest:

**TINA J. FLORES**  
City Clerk