

City of San Antonio



AGENDA City Council A Session

No in-person access to this meeting

Thursday, February 18, 2021

9:00 AM

Videoconference

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

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

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

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

DISABILITY ACCESS STATEMENT

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

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

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

1. [21-1656](#) Invocation
2. [21-1657](#) Pledge of Allegiance
3. [21-1658](#) Approval of the Minutes of the City Council meetings of December 2, 2020, December 3, 2020, and December 9, 2020.

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

INDIVIDUAL ITEMS

4. [21-1691](#) Approving the following items related to City's COVID-19 Recovery and Resiliency Plan and Emergency Response: [Maria Villagomez, Deputy City Manager; Ana Bradshaw, COVID-19 Financial and Performance Liaison]
- 4A. [21-1770](#) Ordinance accepting a grant award in the amount of \$46,751,961.10 from the United States Treasury for Emergency Rental Assistance; approving the budget within the Recovery and Resiliency Plan, and amending program eligibility requirements.
- 4B. [21-1771](#) Ordinance amending the Recovery and Resiliency Plan and the City's ongoing COVID-19 emergency response plan and supplemental initiatives to further the objectives of the plan.
- 4C. [21-1774](#) Ordinance accepting a grant award in the amount of \$13,980,751.00 from the Centers for Disease Control and Prevention for the purposes of COVID-19 vaccinations; appropriating funds in the amount of \$26,987,175.00; and setting up the budget within the COVID-19 Vaccination Plan.

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5. [21-1204](#) Ordinance approving contracts with A-Ram Plumbing, Inc., Doug Merritt, dba Craftsman Plumbing, and HJD Capital Electric, Inc., to provide on-call commercial plumbing maintenance and repair services for an estimated amount of \$400,000.00 annually. Funding for these contracts will be identified as needed and included in the FY 2021 Adopted Budget and subsequent budgets approved by City Council. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief

Financial Officer, Finance]

6. [21-1207](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$11,240,000.00, included in the respective department's FY 2021 Adopted Budget:
- (A) Texas Chiller Systems for ice sheet chiller preventative maintenance and repair services at the Alamodome;
 - (B) Southwest Companies, dba Southwest Wheel, for repair parts and service for medium & heavy trailers and tarps;
 - (C) Siddons Martin Emergency Group, LLC, for preventative maintenance & inspections for fire apparatus; and
 - (D) Truman Arnold Companies, dba TAC Energy, for gasoline and diesel fuels.
- [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

7. [21-1108](#) Ordinance approving a City requested change order in the total increased amount of \$583,146.80 and authorizing payment to Pesado Construction Company for construction of adjacent sidewalk projects related to the Cedarhurst Drive Area (Dumont Drive to Eaglerock Drive) project, a 2017 Bond funded project, located in Council District 4. Funds are available from 2017 - 2022 General Obligation Bond Program and are included in FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
8. [21-1212](#) Ordinance awarding a construction contract to The Sabinal Group, L.L.C. in an amount not to exceed \$5,900,000.00 for the 2017 Bond Fire Station #24 Replacement project located in Council District 2. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
9. [21-1020](#) Approving the following items related to the Pedestrian Mobility & Streets 2017 - 2022 Bond Program Projects: [Roderick Sanchez, Assistant City Manager; Razi Hoseinni, Director, Public Works]
- 9A. [21-1702](#) Ordinance awarding a task order contract to F.D. Concrete, LLC for the 2017 Bond Program Pedestrian Mobility & Streets Projects

Package 9 in an amount not to exceed \$3,806,777.00 with reimbursement from San Antonio Water System in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program.

- 9B.** [21-1703](#) Ordinance awarding a task order contract to F.D. Concrete, LLC for the 2017 Bond Program Pedestrian Mobility & Streets Projects Package 10 in an amount not to exceed \$3,945,777.00 with reimbursement from San Antonio Water System in an amount consistent with necessary adjustments to their existing infrastructure. Funds are available from the 2017 - 2022 General Obligation Bond Program and are included in the FY 2021 - FY 2026 Capital Improvement Program.
- 10.** [21-1163](#) Approving the following items related to the Memorial Branch Library project, a 2017 Bond project, located in Council District 5: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
- 10A.** [21-1704](#) Ordinance approving the acceptance of a donation from the Greehey Foundation through the San Antonio Public Library Foundation in the amount of \$25,000.00 for the naming and improvements to the children's area of the Memorial Branch Library; and appropriating and amending of FY 2021 – FY 2026 Capital Improvements Program Budget with these funds from the Library Donation Fund to the Memorial Branch Library project.
- 10B.** [21-1705](#) Ordinance approving a task order to a Job Order Contract with Kencon Constructors/Construction Managers, LTD. in the amount of \$2,270,270.00 for the Memorial Branch Library project, a 2017 Bond funded project. Funding is available from the 2017 - 2022 General Obligation Bond Program and is included in the FY 2021 - FY 2026 Capital Improvement Program.

Acquisition, Sale or Lease of Real Property

- 11.** [20-7431](#) Ordinance approving the right-of-way encroachment permit of an existing balcony and support columns from a historic building to be preserved as part of Cattleman Square Lofts development, as requested by ACG Cattlemen Square Lofts GP, LLC, for a fee of \$5,000.00 and

waiving sections of Chapter 37 of the City Code. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Grant Applications and Awards

12. [21-1278](#) Ordinance approving the application, acceptance, and appropriation upon award of a 2021 Emergency Management Performance Grant from the State of Texas, Division of Emergency Management in the amount of up to \$145,716 and approving a personnel complement of one position and an in-kind matching contribution of \$145,716. [María Villagómez, Deputy City Manager; Charles N. Hood, Fire Chief]

13. [21-1566](#) Ordinance accepting and appropriating funds from the Southwest Texas Regional Advisory Council in an amount up to \$384,478.00 to the San Antonio Police Department for the Fusion Mental Health Unit to improve outpatient services of residents with mental illness who are repeatedly taken to local hospitals, and approving a program budget. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

Miscellaneous

14. [21-1347](#) Ordinance approving a professional services agreement with Juricek Airport Development Consulting, LLC for airport project support services for the San Antonio Airport System for three years with the option to extend for two additional one-year periods for a total contract value of \$250,000.00. Funding in the amount of \$50,000.00 is available in the FY 2021 Airport Operating and Maintenance Fund. Funding for future fiscal years will be subject to the appropriation of funds. [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]

15. [21-1492](#) Ordinance establishing a new Small Business Advisory Commission and renaming the Small Business Advocacy Committee to the Small Business Economic Development Advocacy (SBEDA) Committee. [Carlos J. Contreras III, Assistant City Manager; Alejandra Lopez, Director, Economic Development]

16. [21-1606](#) Ordinance approving the required 2021-2024 Workforce Solutions Alamo (WSA) Local Plan as approved by the Committee of Six on January 27, 2021 for submission to the Texas Workforce Commission. [Carlos J. Contreras III, Assistant City Manager; Alejandra Lopez,

Director, Economic Development Department]

17. [20-7222](#) Resolution to initiate historic landmark designation for 6439 De Zavala 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].
18. [21-1507](#) Ordinance approving an agreement with Giant Noise: Public Relations, Social Media & Events for a total amount not to exceed \$160,040.00 for professional services related to the San Antonio Metropolitan Health District's COVID-19 response marketing campaign for a term beginning February 20, 2021 through June 30, 2021. Funding for this agreement is available in the amount of \$50,040.00 from the COVID-19 Interlocal Cooperation Grant, \$45,000.00 from the COVID-19 Response Grant, and \$65,000.00 from the Immunizations Supplemental for COVID-19 Grant. [Mario Martinez, Assistant Director, Health]
19. [20-7489](#) Ordinance approving a professional services contract with Gallagher Benefit Services, Inc. in an amount up to \$520,000.00 per year to provide employee benefit consulting services for civilian, uniform and retirees. Funding is available in the FY 2021 Employee Benefits Fund Adopted Budget. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]
20. [21-1610](#) Ordinance approving Substantial Amendment #3 to the FY 2021 Action Plan and Budget to reprogram up to \$3,401,669 in HOME Investment Partnerships Program (HOME) funding to affordable housing development activities and up to \$1,144,002 in Community Development Block Grant (CDBG) funding to eligible activities. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
21. [21-1613](#) Ordinance awarding up to \$5,901,669 in HOME Investment Partnerships Program (HOME) funding and \$3,000,000 in Community Development Block Grant (CDBG) funding to affordable housing development activities. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
22. [21-1708](#) Resolution of Support for the Snowden Apartments at 7223 Snowden

Road in Council District 7 proposed by San Antonio Housing Authority so they may seek the 2021 Competitive 9% Housing Tax Credits from the Texas Department of Housing and Community Affairs. [Lori Houston, Assistant City Manager; Veronica Soto, Director, Neighborhood and Housing Services]

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

- Z-1.** [21-1614](#) ZONING CASE Z-2020-10700122 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the East 12.5 feet of Lot 11, Lot 12 and Lot 13, Block 2, NCB 6481, located at 1526 West Mistletoe Avenue. Staff recommends Denial, with Alternate Recommendation. Zoning Commission recommends Denial. (Continued from February 2, 2021)
- Z-2.** [21-1575](#) ZONING CASE Z-2020-10700284 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lots 28-30, NCB 6685, located at 1515 North Zarzamora Street. Staff and Zoning Commission recommend Approval.
- Z-3.** [21-1355](#) ZONING CASE Z-2020-10700277 (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-3 MLR-2 AHOD" Limited Intensity Infill Development Zone Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for six (6) dwelling units on the south 53 feet of Lots 8-10 and the north 53 feet of Lots 8-10, NCB 1339, located at 815 Saint James Street and 819 Saint James Street. Staff and Zoning Commission recommend Approval.
- Z-4.** [21-1576](#) ZONING CASE Z-2020-10700285 (Council District 2): Ordinance amending the Zoning District Boundary from "R-6 H MLOD-3 MLR-2 AHOD" Residential Single-Family Dignowity Hill Historic Martindale

Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 H MLOD-3 MLR-2 AHOD" Residential Single-Family Dignowity Hill Historic Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1, Block 1, NCB 1665, located at 731 North Palmetto Avenue. Staff and Zoning Commission recommend Approval.

- Z-5.** [21-1620](#) ZONING CASE Z-2020-10700220 (Council District 3): Ordinance amending the Zoning District Boundary from "FR" Farm and Ranch District and "FR AHOD" Farm and Ranch Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot TR-11, Block 11, CB 4069B, located at 4345 Mickey Road. Staff and Zoning Commission recommend Approval.
- P-1.** [21-1622](#) PLAN AMENDMENT CASE PA-2020-11600076 (Council District 3): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Agribusiness RIMSE Tier" to "Suburban Tier" on 521.58 acres out of CB 4010, located at 21193 Lamm Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700273) (Continued from February 4, 2021)
- Z-6.** [21-1623](#) ZONING CASE Z-2020-10700273 (Council District 3): Ordinance amending the Zoning District Boundary from "FR" Farm and Ranch District to "MHC" Manufactured Housing Conventional District on 521.58 acres out of CB 4010, located at 21193 Lamm Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600076) (Continued from February 4, 2021)
- P-2.** [21-1534](#) PLAN AMENDMENT CASE PA-2020-11600077 (Council District 3): Ordinance amending the Brooks Regional Center Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Mixed Use" to "Urban Mixed Use" on 66.436 acres out of NCB 10879, generally located in the 3100 block of Southeast Military Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700283)
- Z-7.** [21-1533](#) ZONING CASE Z-2020-10700283 (Council District 3): Ordinance amending the Zoning District Boundary zoning from "MR AHOD"

Military Reservation Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 66.436 acres out of NCB 10879, generally located in the 3100 block of Southeast Military Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment, PA-2020-11600077)

- Z-8.** [21-1577](#) ZONING CASE Z-2020-10700286 CD (Council District 3): Ordinance amending the Zoning District Boundary from "RD" Rural Development District to "C-2 CD" Commercial District with a Conditional Use for Manufactured Home Sales and Storage on Lot P-297, NCB 16626, generally located in the 14000 block of South Interstate Highway 37. Staff and Zoning Commission recommend Approval.
- Z-9.** [21-1342](#) ZONING CASE Z-2020-10700270 (Council District 4): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-1 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MF-33 MLOD-2 MLR-1 AHOD" Multi-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 25.427 acres out of NCB 15133, generally located in the 3600 block of Crooked Trail. Staff and Zoning Commission recommend Approval.
- Z-10.** [21-1592](#) ZONING CASE Z-2020-10700289 (Council District 4): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on the north 60 feet of Lot 19, Block 14, NCB 15505, located at 2812 Southwest Loop 410. Staff and Zoning Commission recommend Approval.
- Z-11.** [21-1604](#) ZONING CASE Z-2020-10700290 CD (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for Wrecker Service Auto and Light Truck Repair to "C-2 CD MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay

District with Conditional Use for Auto Paint and Body-Repair with Outside Storage of Vehicles and Parts Permitted but Totally Screened from View of Adjacent Property Owners and Public Roadways on Lot 2, NCB 15177, located at 3722 Southwest Loop 410. Staff and Zoning Commission recommend Approval.

- P-3.** [21-1017](#) PLAN AMENDMENT CASE PA-2020-11600068 (Council District 5): Ordinance amending the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Low Density Mixed-Use” on 0.271 acres out of NCB 3873, located at 119 Pruitt Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700238)
- Z-12.** [21-1016](#) ZONING CASE Z-2020-10700238 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and for four (4) residential units on 0.271 acres out of NCB 3873, located at 119 Pruitt Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment, PA-2020-11600068)
- Z-13.** [21-1348](#) ZONING CASE Z-2020-10700275 S (Council District 5) Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 S MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Specific Use Authorization for a Manufactured Home on the east 32 feet of Lot 3, Block 4, NCB 2866, located at 206 East Lubbock Street. Staff and Zoning Commission recommend Approval.
- Z-14.** [21-1646](#) ZONING CASE Z-2020-10700276 (Council District 5): Ordinance amending the Zoning District Boundary from "I-1 MLOD-2 MLR-2 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-2NA MLOD-2 MLR-2 AHOD" Commercial Nonalcoholic Sales Lackland Military

Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lots 30-33, Block 13, NCB 8252, located at 4615 West Commerce Street. Staff and Zoning Commission recommend Approval.

Z-15. [21-1649](#) ZONING CASE Z-2020-10700292 (Council District 6): Ordinance amending the Zoning District Boundary from "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-25 MLOD-2 MLR-2 AHOD" Low Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 4.772 acres out of NCB 16931, generally located in the 3400 Block of Northwestern Drive. Staff and Zoning Commission recommend Approval.

Z-16. [21-1590](#) ZONING CASE Z-2020-10700288 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-1" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "C-3 MLOD-1 MLR-2" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-1" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 1 District and "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District on 16.075 acres out of NCB 15825, generally located in the 14000 block of Vance Jackson Road. Staff and Zoning Commission recommend Approval.

City Manager's Report

23. [21-1662](#) 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.