

# City of San Antonio



## AGENDA City Council A Session

No in-person access for this meeting

---

**Thursday, September 3, 2020**

**9:00 AM**

**Videoconference**

---

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

The meeting will be available to the public at AT&T channel 99, Grande channel 20, Spectrum channel 21, digital antenna 16, [www.sanantonio.gov/TVSA](http://www.sanantonio.gov/TVSA) and [www.Facebook.com/COSAGOV](http://www.Facebook.com/COSAGOV). The meeting can also be accessed by calling (210) 207 1111 (English and Spanish options 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](http://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](http://www.sanantonio.gov) or call (210) 207-7080.

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

1. [20-5105](#) Invocation
2. [20-5106](#) Pledge of Allegiance
3. [20-5107](#) Approval of Minutes from the City Council Meetings of May 28, 2020 and June 3, 2020

**ACTION ITEMS FOR STAFF BRIEFING**

4. [20-5088](#) Ordinance confirming the appointment of Tina Flores as City Clerk for the City of San Antonio. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]

**CONSENT AGENDA****Purchase of Services, Supplies and Equipment**

5. [20-4635](#) Ordinance approving a contract with Dynatest US, Inc., for an all-in-one runway friction tester and annual calibration and preventive maintenance services for a total cost of \$221,171.14, for a term beginning upon award through September 30, 2023 with two additional one-year renewal options. Funding in the amount of \$182,303.14 is available from the FY 2020 Adopted Airport Operations & Maintenance Fund Budget. Funding for the remaining \$38,868.00 will be subject to City Council approval of subsequent annual budgets. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [20-4681](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$136,000.00, included in the respective department's FY 2020 Adopted Budget:  
(A) Ostos, LLC dba Proforma Diversified Corporate Solutions, for violation notice forms;  
(B) DG Investment Intermediate Holdings 2 Inc., dba Convergent Technologies LLC, to maintain the electronic locking system at the San Antonio International Airport;  
(C) Asset Management Technologies, LLC, for an interim computerized maintenance management system solution license for the San Antonio Airport System; and

(D) ProQuest, LLC for the ProQuest master license for publication subscriptions. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

### Acquisition, Sale or Lease of Real Property

7. [20-2313](#) Ordinance approving a five-year agreement with the Instituto Cultural de México for lease of 16,667 square feet located in Hemisfair effective March 1, 2021 through February 28, 2026. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations Department]

### Grant Applications and Awards

8. [20-3889](#) Ordinance approving the acceptance of grant funds in an amount not to exceed \$250,000.00 from the Office of the Governor, Criminal Justice Division for the Edward Byrne Memorial Justice Assistance Grant (Special Invitation) for the purchase of an acquisition workstation for participation in the Bureau of Alcohol, Tobacco and Firearms National Integrated Ballistic Information Network program. [María Villagómez, Deputy City Manager; William P. McManus, Chief, Police]
9. [20-4262](#) Ordinance approving the acceptance of grant funds in an amount up to \$291,972.00 from the U.S. Department of Justice to support the Child Welfare Strategic Alliance Program, and authorizing an interlocal agreement with Bexar County regarding the distribution of grant funds and the designation of Bexar County as the grant fiscal agent. [Maria Villagomez, Deputy City Manager; William P. McManus, Chief of Police]
10. [20-4296](#) Approving the following three Ordinances related to the World Heritage Underpass Art Infrastructure Project along the World Heritage Trail in District 5: [Roderick Sanchez, Assistant City Manager; Colleen Swain, Director, World Heritage Office]
- 10A. [20-5114](#) Ordinance approving the acceptance of a 2020 AARP Community Challenge Grant in the amount of \$30,000.00 for the U.S. Highway 90 Underpass Beautification Project, a project that activates a new public space and improves the intersection underneath U.S. Highway 90 at Mission Road and Steves Avenue.
- 10B. [20-5115](#) Ordinance approving a Memorandum of Understanding with AARP, a

social welfare organization and nonprofit that helps communities nationwide become livable places for people of all ages, for the U.S. Highway 90 Underpass Beautification Project underneath U.S. Highway 90 at Mission Road and Steves Avenue.

- 10C. [20-5116](#) Ordinance amending the General Obligation Capital Project budget for the World Heritage Underpass Art Infrastructure Project of \$800,000.00, and increasing it by \$30,000.00 with funds from a 2020 AARP Community Challenge Grant for a total project amount of \$830,000.00.

### City Code Amendments

11. [20-4679](#) Ordinance approving an amendment to Chapter 10, Building Related Codes, of the City Code of San Antonio, Texas, by adopting the 2018 Edition of the International Code Council, Inc., International Swimming Pool and Spa Code, and providing for local amendments, penalties and publication. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

### Boards, Commissions and Committee Appointments

12. [20-5087](#) Ordinance confirming the temporary appointment of former Councilmember Ray Lopez as the voting alternate for Councilmember Ana Sandoval for the August 24, 2020 Alamo Area Metropolitan Planning Organization Transportation Policy Board Meeting. [Tina Flores, Acting City Clerk]
13. [20-4879](#) Ordinance reappointing Joseph Tartell and Leon Coe and appointing Brenda Wingert as Commissioners and Valerie Sprague as Alternate Commissioner to the Municipal Civil Service Commission for the remainder of unexpired terms of office to expire May 31, 2021. [Tina J. Flores, Acting City Clerk].
14. [20-5025](#) 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 Flores, Acting City Clerk]
- A) Appointing Amin Tohmaz (Mayor) to the Animal Care Services Advisory Board
- B) Reappointing Francine Prosser-Johnson to the Firefighters' and

Police Officers' Civil Service Commission for a term to expire  
December 19, 2021

**Miscellaneous**

15. [20-4617](#) Ordinance authorizing the Airline Operating Agreement and Terminal Building Lease, also known as the Airline Use and Lease Agreement, for the San Antonio International Airport, which governs the airport/airline business relationship and specifies the terms and conditions for use of airfield and terminal facilities. The agreement has an initial one-year term with the option to extend for two additional periods for a potential total term of seven years and is anticipated to generate annual revenue of \$39,621,679.00 for the Airport Operating and Maintenance Fund. This ordinance will also authorize revisions to the Airport Operating Permit. [Carlos Contreras, Assistant City Manager; Jesus Saenz, Director, Aviation]
  
16. [20-4778](#) Public Hearing and consideration of an Ordinance approving the levy of a Special Assessment for the Downtown Public Improvement District; levying an assessment rate for the Fiscal Year 2021 at \$0.15 per \$100.00 value of real property in the Downtown Public Improvement District and \$0.09 per \$100.00 value of residential condominiums; approving the Fiscal Year 2021 Service and Assessment Plan for the Downtown Public Improvement District; and approving the Third Amended and Restated Contract for improvements and/or services in the Downtown Public Improvement District to include River Walk level services with the Centro Public Improvement District for the period ending September 30, 2023. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]
  
17. [20-5022](#) Ordinance approving five professional services agreements with Ancira Strategies, The Texas Lobby Group, Blackridge, Focused Advocacy, LLC, and Marc A. Rodriguez each in the amount not to exceed \$90,000.00 per contract year. Each agreement is for a term of up to one year with an option to renew each agreement for up to two additional one-year extensions at an amount not to exceed \$90,000.00 per contract year at City's discretion, for a total amount not to exceed \$270,000 per contract. [Carlos Contreras III, Assistant City Manager; Jeff Coyle, Director, Government & Public Affairs]
  
18. [20-4336](#) Ordinance approving a network services agreement with CPS Energy

for the installation, maintenance and operations of a communications network that will transport radio voice calls between radio tower sites in support of the Alamo Area Regional Radio System. The estimated construction cost for the seven fiber projects is \$309,540. Annual recurring fees of \$350,760 for the circuits will be billed to the City on a quarterly basis. The total cost for the 15-year term of the agreement is a total cost not to exceed \$5,814,511.25. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]

19. [20-4491](#) Ordinance approving a interlocal agreement granting VIA Metropolitan Transit continued access to the City-owned lattice tower located in Southside Lions Park at 150 Arrid Road, to construct, operate, control, and maintain an automated vehicle location system. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer, Information Technology Services]
  
20. [20-4268](#) Resolution of No Objection for the NRP Group's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Watson Road Apartments, a 348 unit affordable multi-family rental housing development, located at the northeast corner of Watson and Somerset Road in Council District 4 and acknowledging the development will result in more than 20% of total housing units in the proposed census tract being supported by Housing Tax Credits. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
  
21. [20-4372](#) Resolution of No Objection for the Pedcor's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of The Crosswinds formally known as The Crosswinds at Bulverde, a 312 unit affordable multi-family rental housing development, located at approximately 4000 N Loop 1604 East in Council District 10. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
  
22. [20-4418](#) Resolution of No Objection for the NRP Group's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Copernicus Apartments, a 330 unit affordable

multi-family rental housing development, located at 439 SE Loop 410 in Council District 2; allowing the construction of the development to be located within one linear mile or less from another development; acknowledging the development will result in more than 20% of total housing units in the proposed census tract being supported by Housing Tax Credits; and acknowledging the high poverty rate in the census tract the proposed development will be located in and authorizing the development to move forward. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

23. [20-4627](#) Resolution of No Objection for the Integrated Realty Group's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Horizon Pointe Apartments, a 312 unit affordable multi-family rental housing development, located at the Northwest Corner of Woodlake Parkway and IH-10 Frontage Road in Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, 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.**

24. [20-5086](#) ALCOHOL VARIANCE # AV2020-003 (Council District 1): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages to Houston Carpenter for a Restaurant on Lot 1, Block 3, NCB 744, located at 1001 South Alamo Street for on-premise consumption within three-hundred (300) feet of Bonham Academy, a public education institution in San Antonio Independent School District. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]
25. [20-5089](#) Resolution initiating a Plan Amendment and Rezoning of approximately 612.8 acres of land within Westwood Square, generally located between Castroville Road, U.S. Highway 90 and S.W. 19th Street to land use and zoning consistent with the existing development and use of the property, in Council District 5. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

- P-1.** [20-4768](#) PLAN AMENDMENT CASE PA-2020-11600042 (Council District 1): Ordinance amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on Lot 14, Block 159, NCB 8817, located 1815 Thorain Boulevard. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700140)
- Z-1.** [20-4770](#) ZONING CASE Z-2020-10700140 (Council District 1): Ordinance amending the Zoning District Boundary from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Lot 14, Block 159, NCB 8817, located at 1815 Thorain Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 2020-11600042)
- P-2.** [20-4980](#) PLAN AMENDMENT CASE PA-2020-11600038 (Council District 2): Ordinance amending the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" to "Community Commercial" on Lot 3, Block 1, NCB 12839, located at 909 Runnels Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700150)
- Z-2.** [20-4979](#) ZONING CASE Z-2020-10700150 CD (Council District 2): Ordinance amending the Zoning District Boundary from "MF-33 EP-1 MLOD-3 MLR-2" Multi-Family Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District to "C-2 CD EP-1 MLOD-3 MLR-2" Commercial Facility Parking/Traffic Control Martindale Army Airfield Military Lighting Overlay Military Lighting Region 2 District with a Conditional Use for Auto, Boat, and Recreational Vehicle Storage (Outside Permitted) on Lot 3, Block 1, NCB 12839, located at 909 Runnels Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600038)
- Z-3.** [20-5032](#) ZONING CASE Z-2020-10700066 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on Lot 12 and Lot 13, Block 79, NCB 3347, located at 103 Bailey



Avenue and 107 Bailey Avenue. Staff and Zoning Commission recommend Approval. (Continued from August 20, 2020.)

- Z-4.** [20-4974](#) ZONING CASE Z-2020-10700110 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for four (4) dwelling units on Lot 19 and Lot 20, Block 1, NCB 3206, located at 123 Fairview Avenue. Staff and Zoning Commission recommend Approval.
- Z-5.** [20-5033](#) ZONING CASE Z-2020-10700123 (Council District 3): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.596 acres out of NCB 10979, located at 2819 Southeast Military Drive. Staff and Zoning Commission recommend Approval. (Continued from August 20, 2020)
- Z-6.** [20-5080](#) ZONING CASE Z-2020-10700148 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 27.75 acres out of NCB 11166, located at 12100 South US Highway 281. Staff recommends Denial. Zoning Commission recommends Approval.
- Z-7.** [20-4968](#) ZONING CASE Z-2020-10700101 CD (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 "R-6 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with Conditional Use for two (2) dwelling units on Lot 21, Block 3, NCB 12492, located at 1971 Rayburn Drive. Staff and Zoning Commission recommend Approval.
- Z-8.** [20-4978](#) ZONING CASE Z-2020-10700147 S (Council District 4): Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District to "MI-1 S AHOD" Mixed Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for Motor Vehicle Sales on 0.50 acres out of CB

4005A, located at 2455 Walsh Road. Staff and Zoning Commission recommend Approval.

- P-3.** [20-5072](#) PLAN AMENDMENT CASE PA-2020-11600039 (Council District 4): Ordinance amending the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "Mixed Use" on 42.029 acres out of NCB 14491, located at 9326 Southwest Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700149)
- Z-9.** [20-5071](#) ZONING CASE Z-2020-10700149 (Council District 4): Ordinance amending the Zoning District Boundary from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "MXD MLOD-2 MLR-1 AHOD" Mixed Use Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 42.0290 acres out of NCB 14491, located at 9326 Southwest Loop 410. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA 2020-11600039)
- Z-10.** [20-4977](#) ZONING CASE Z-2020-10700143 (Council District 6): 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 Lot 42 and Lot 43, Block 21, NCB 16531, located at 6545 Enrique M. Barrera Parkway. Staff and Zoning Commission recommend Approval.
- P-4.** [20-5036](#) PLAN AMENDMENT CASE PA-2019-11600010 (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 "Suburban Tier" to "General Urban Tier" on Lot 1, NCB 17462; Lot 4, NCB 14614; and 0.353 acres out of CB 4528, located at 12400 South Hausman Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700042) (Continued from August 20, 2020)

- Z-11.** [20-5037](#) ZONING CASE Z-2020-10700042 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "MXD ERZD" Mixed Use Edwards Recharge Zone District, and allowing a fence up to eight (8) feet in height in accordance with Section 35-514 (c)(2)(D) of the Unified Development Code, on Lot 1, NCB 17462; Lot 4, NCB 14614; and 0.353 acres out of CB 4528, located at 12400 South Hausman Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600010) (Continued from August 20,2020)
- Z-12.** [20-5076](#) ZONING CASE Z-2020-10700095 CD ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "R-6 CD MLOD-1 MLR-2 ERZD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District with a Conditional Use for an Assisted Living Facility for up to 12 Residents on Lot 21, Block 12, NCB 14752, located at 7023 West Hausman Road. Staff and Zoning Commission recommend Approval.

### City Manager's Report

- 26.** [20-5108](#) 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.