

City of San Antonio



AGENDA City Council A Session

No in-person access to this meeting

Thursday, January 21, 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. [21-1094](#) Invocation
2. [21-1095](#) Pledge of Allegiance
3. [21-1096](#) Approval of Minutes from the City Council Meetings of October 7, 2020, October 8, 2020, and October 28, 2020

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

ACTION ITEMS FOR STAFF BRIEFING

4. [21-1107](#) 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]

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5. [20-7219](#) 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]
6. [20-7352](#) 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]

Capital Improvements

7. [20-6735](#) 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]

8. [20-7224](#) 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]

9. [20-7487](#) 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]

Acquisition, Sale or Lease of Real Property

10. [20-7278](#) 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]

11. [20-7279](#) 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. [20-7411](#) 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]
- 12A. [21-1127](#) 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.
- 12B. [21-1128](#) 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.

Street Closures and Traffic Control Procedures

13. [20-7296](#) 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]

Grant Applications and Awards

14. [21-1050](#) 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]

Boards, Commissions and Committee Appointments

15. [20-7498](#) 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.

Miscellaneous

16. [20-6889](#) 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]
17. [21-1104](#) 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]
18. [20-7415](#) 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].
19. [20-7416](#) 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].

20. [21-1124](#) 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]
21. [21-1038](#) 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]
22. [21-1097](#) 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]

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. [20-7434](#) 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)

- Z-2.** [20-7422](#) 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.
- Z-3.** [20-7423](#) 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.
- Z-4.** [20-7381](#) 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.
- Z-5.** [20-7379](#) 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.

- Z-6.** [20-7380](#) 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.
- Z-7.** [20-7377](#) 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.
- Z-8.** [20-7382](#) 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 Covell Road. Staff and Zoning Commission

recommend Approval.

- Z-9.** [20-7387](#) 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.
- Z-10.** [20-7430](#) 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.
- Z-11.** [20-7435](#) 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. (Continued from December 17, 2020)
- Z-12.** [20-7420](#) 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.
- Z-13.** [20-7383](#) 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.

- P-1.** [20-7424](#) 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)
- Z-14.** [20-7410](#) 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)
- P-2.** [20-7427](#) 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)
- Z-15.** [20-7412](#) 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)

- Z-16.** [20-7378](#) 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.
- P-3.** [20-7494](#) 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.

City Manager's Report

- 23.** [21-1106](#) 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.