

City of San Antonio



AGENDA City Council A Session

No in-person access to this meeting

Thursday, April 1, 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. [21-2466](#) Invocation
2. [21-2467](#) Pledge of Allegiance
3. [21-2468](#) Approval of Minutes from the City Council Meetings of January 20, 2021, January 21, 2021, and February 3, 2021

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

ACTION ITEMS FOR STAFF BRIEFING

4. [21-2465](#) Briefing on legislation filed in the 87th Regular State Legislative Session. [Jeff Coyle, Assistant City Manager]

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

5. [21-2044](#) Ordinance approving the final renewal option of a contract with Wells Fargo Bank for corporate purchasing card services extending the contract for an additional two-year period beginning July 1, 2021, and ending June 30, 2023. The contract is expected to generate \$70,000 in revenue annually for the Purchasing and General Services Fund. [Troy Elliott, Deputy Chief Financial Officer; Ben Gorzell, Chief Financial Officer]
6. [21-2020](#) Ordinance approving a contract with HUB Parking Technology USA, Inc., to provide nine ZEAG Parking Revenue Control Systems cash handling stations for the San Antonio Aviation Department, Parking Division, for a total cost of \$71,067.42. Funding is available from FY 2021 Airport Operating and Maintenance Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [21-2067](#) Ordinance approving a contract with Abatix Corporation to provide the San Antonio Fire Department with 225 cases of half mask respirator filters for a total cost of \$105,948.00. Funding is available through the 2020 Assistance to Firefighters Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
8. [21-2053](#) Ordinance approving the following contracts establishing unit prices for

goods and services for an estimated annual cost of \$240,000.00, included in the respective department's FY 2021 Adopted Budget:

(A) Most Dependable Fountains, Inc., for fountains, fountain accessories and parts for repairs;

(B) Unified Services of Texas, Inc., for tank cleaning and fuel circulation services for the City's underground fuel storage tanks; and

(C) Tamez Refrigeration, Inc., for appliance repair services for the San Antonio Fire Department.

[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

9. [21-1761](#) Ordinance approving a task order to a Job Order Contract with Con-Cor, Inc. in an amount of \$125,439.22 to provide energy efficient lighting upgrades for the McCreless Branch Library located in Council District 3; and authorizing the appropriation and amending of the FY 2021 - FY 2026 Capital Improvement Program with these funds from the Energy Efficiency Fund to the McCreless Branch Library project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

Acquisition, Sale or Lease of Real Property

10. [21-2115](#) Ordinances approving the acquisition of four conservation easements in the cumulative amount of \$1,667,595.58 for 541.246 acres located outside of the San Antonio city limits in Bexar and Medina Counties over the Edwards Aquifer Recharge and Contributing Zones. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]
- 10A. [21-2520](#) Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Contributing Zone on a 48.2 acre tract of land known as the Smith Property located in Bexar County, Texas from Flora Louise Smith, at a cost of \$820,336.85, from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2021 - FY 2026 Capital Improvement Program.
- 10B. [21-2521](#) Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on a 217.405 acre tract of land known as the Smart Ranch located in Medina County, Texas from Randy Ferrell Smart, Sr. aka Randy F. Smart and Darla J. Smart, at a

cost of \$328,066.15 from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2021 - FY 2026 Capital Improvement Program.

- 10C.** [21-2522](#) Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on a 97.112 acre tract of land known as the Klaus Ranch located in Medina County, Texas from Jacqueline E. Klaus, Individually and as Independent Executrix of the Estate of Allen R. Klaus, deceased, at a cost of \$227,705.87 from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2021 - FY 2026 Capital Improvement Program.
- 10D.** [21-2523](#) Ordinance approving the acquisition of a conservation easement over the Edwards Aquifer Recharge Zone on two tracts of land totaling 178.529 acres and known as the Jagge Foley Addition located in Medina County, Texas from Pamela Jagge Foley, at a cost of \$291,486.71 from Proposition 1 of the Edwards Aquifer Protection Sales Tax fund included in the FY 2021 - FY 2026 Capital Improvement Program.

Grant Applications and Awards

- 11.** [21-2078](#) Ordinance approving the submission of a Truancy Intervention and Prevention Program grant application and acceptance of funds, upon award, in the amount of up to \$708,037.54, from the Criminal Justice Division of the Governor's Office, for the period of September 1, 2021 through August 31, 2022. [Carla Obledo, Presiding Municipal Judge]

Boards, Commissions and Committee Appointments

- 12.** [21-2431](#) Approving the following Board, Commission and Committee appointment for the remainder of unexpired term to expire May 31, 2021 or for the term shown below. [Tina J. Flores, City Clerk]
- A) Appointing Dagoberto Patlan (District 1) to the San Antonio Art Commission.

Miscellaneous

- 13.** [21-2504](#) Ordinance approving the settlement of a claim arising out of the matter styled In re: Legendary Field Exhibitions, LLC, et al., Case No. 19-50900-CAG, in the United States Bankruptcy Court for the

Western District of Texas, San Antonio Division. [Andy Segovia, City Attorney]

14. [21-2385](#) Ordinance approving a Contract for Election Services with the Bexar County Elections Office for the May 1, 2021 General, Charter and Special Elections at an estimated cost to the City totaling \$615,718.39. Funding is available in the FY 2021 Municipal Elections General Fund Adopted Budget. [Tina J. Flores, City Clerk]
15. [21-1957](#) Ordinance approving the street name change of Aviation Landing to Sous Vide Way, generally located between City Base Landing and Lyster Road. The estimated revenue of \$1,384.68 will be deposited in accordance with the FY 2021 Adopted Development Services Fund Budget. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services Department]
16. [21-1960](#) Ordinance approving the street name change of a portion of South Medina to Carlos Martinez Drive, generally located between Tampico Street and Chihuahua Street. The estimated revenue of \$1,643.88 will be deposited in accordance with the FY 2021 Adopted Development Services Fund Budget. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services Department]
17. [21-1963](#) Ordinance approving the street name change of a portion of Lou Mell Drive to Pinnacle Oaks, generally located between North Loop 1604 West and Bacon Road. The estimated revenue of \$1,771.50 will be deposited in accordance with the FY 2021 Adopted Development Services Fund Budget. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services Department]
18. [21-1890](#) Ordinance approving a professional services agreement and business plan with San Antonio Economic Development Foundation for a one-year term, with two one-year renewal options for an annual amount of up to \$635,000. Funding in the amount of \$500,000.00 is available from the FY 2021 Economic Development Incentive Fund and \$135,000.00 is available from the FY 2021 General Fund. [Alejandra Lopez; Assistant City Manager and Interim Director, Economic Development]
19. [21-2075](#) Ordinance approving a 10-year, 75% tax abatement agreement with Matthews International Corporation and Agarita Profit Street LLC for real and personal property improvements. [Alejandra Lopez; Assistant

City Manager and Interim Director, Economic Development]

20. [21-2118](#) Ordinance approving the issuance by the Las Varas Public Facility Corporation of its Multifamily Housing Revenue Bonds (Copernicus Apartments) Series 2021 (the “Bonds”) for purposes of Section 147(f) of the Internal Revenue Code [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer].
21. [21-1313](#) Ordinance establishing a fee structure for Emergency Medical Services to charge the Medicare allowable fee for patients using telemedicine or treatment-in-place option as a part of Emergency Triage, Treat, and Transport (ET3) program. [Maria Villagomez, Deputy City Manager; Charles Hood, Fire Chief]
22. [21-2070](#) Ordinance extending line-of-duty injury leave for San Antonio Fire Department Fire Captain Edward Guerra Jr. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]
23. [21-2166](#) Resolution to initiate historic landmark designation for 212 E. Dewey Place and waive application fees. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].
24. [21-2113](#) Ordinance approving a Development Agreement between the Northeast Corridor TIRZ Board of Directors, Bitterblue, Inc., and the City of San Antonio for eligible public improvements for an amount not to exceed \$1,650,000 reimbursed over three fiscal years (FY 2021-FY 2023) for the David Edwards Drive Extension Project. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
25. [21-2018](#) Resolution of No Objection for Pedcor’s application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Summerwalk Apartments, a 164-unit affordable multi-family rental housing development, located at approximately 6221 S. New Braunfels Avenue in Council District 3; allowing the construction of the development to be located within one linear mile or less from another development; 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, FAICP, Director, Neighborhood and Housing Services]

26. [21-2100](#) Resolution of No Objection for LDG Development's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Ostry Ranch, a 408 unit affordable multi-family rental housing development, located at 2075 Schuwirth Road in the City of San Antonio's Extra Territorial Jurisdiction near Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
27. [21-1615](#) Ordinance approving an Interlocal Agreement with the San Antonio River Authority for the development and use of a predictive flood modeling system. There is no fiscal impact associated with this Agreement. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

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.** [21-2354](#) ZONING CASE Z-2020-10700266 (Council District 1): Ordinance amending the Zoning District Boundary from "C-3 NCD-1 AHOD" General Commercial South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ-2 NCD-1 AHOD" Medium Intensity Development Zone South Presa Street and South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and for ten (10) dwelling units on Lots 1 through 6, NCB 6857, located at 114 West Carolina Street. Staff and Zoning Commission recommend Approval.
- P-1.** [21-2388](#) PLAN AMENDMENT PA-2020-11600078 (Council District 1): Ordinance amending the Midtown Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Mixed Use" to "Urban Mixed Use" on Lot 11 and Lot 12, Block 6, NCB 1726, located at 220 and 224 East Courtland Place. Staff recommends Denial. Planning Commission recommends Approval.(Associated Zoning Case Z-2020-10700295)
- Z-2.** [21-2390](#) ZONING CASE Z-2020-10700295 (Council District 1): Ordinance amending the Zoning District Boundary from "C-2 UC-5 AHOD"

Commercial McCullough Avenue Corridor Airport Hazard Overlay District to "IDZ-2 UC-5 AHOD" Medium Intensity Infill Development Zone McCullough Avenue Corridor Airport Hazard Overlay District with uses permitted for eight (8) dwelling units on Lot 11 and Lot 12, Block 6, NCB 1726, located at 220 and 224 East Courtland Place. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval. (Associated Plan Amendment PA-2020-11600078)

- P-2.** [21-2401](#) PLAN AMENDMENT CASE PA-2020-11600079 (Council District 2): Ordinance amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial," "Business Park," and "Parks Open Space" to "Business Park" on 12.036 acres out of NCB 10615, located at 418 Southeast Loop 410. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700299) (Continued from March 18, 2021)
- Z-3.** [21-2402](#) ZONING CASE Z-2020-10700299 (Council District 2): Ordinance amending the Zoning District Boundary from "NP-10 MLOD-3 MLR-1" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "NP-10 MLOD-3 MLR-1 AHOD" Neighborhood Preservation Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3NA MLOD-3 MLR-1" General Commercial Nonalcoholic Sales Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District to "L MLOD-3 MLR-1" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 District and "L MLOD-3 MLR-1 AHOD" Light Industrial Martindale Army Airfield Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District (All Overlays Remain the Same) on 12.036 acres out of NCB 10615, located at 418 Southeast Loop 410. Staff and Zoning Commission recommend Approval. (Associated Plan Amendment PA2020-11600079) (Continued from March 18, 2021)
- P-3.** [21-2391](#) PLAN AMENDMENT CASE PA-2020-11600073 (Council District 4): Ordinance amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "Agribusiness/RIMSE Tier" on 2.48 acres out of CB 4298, located at 13874 Watson Road.

Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2020-10700229 S)

- Z-4.** [21-2392](#) ZONING CASE Z-2020-10700229 S (Council District 4): Ordinance amending the Zoning District Boundary from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "L S AHOD" Light Industrial Airport Hazard Overlay District with a Specific Use Authorization for a Welding Shop on 2.48 acres out of CB 4298, located at 13870 Watson Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600073)

City Manager's Report

- 28.** [21-2486](#) 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.