

City of San Antonio



AGENDA City Council A Session

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, May 6, 2021

9:00 AM

Municipal Plaza Building

The City Council will hold its regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 9:00 AM. Once convened, the City Council shall consider the following items no sooner than the designated times.

9:00AM: Call to Order

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 in the B Room for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

DISABILITY ACCESS STATEMENT

This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. 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. [21-3303](#) Invocation
2. [21-3304](#) Pledge of Allegiance
3. [21-3305](#) Approval of Minutes from the City Council Meetings of March 31, 2021, April 1, 2021 and April 7, 2021

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

ACTION ITEMS FOR STAFF BRIEFING

4. [21-3533](#) Status update briefing from the Committee on Emergency Preparedness. [Chair Reed Williams, Committee on Emergency Preparedness; Ben Gorzell Jr., Chief Financial Officer]
5. [21-3277](#) Briefing and possible action on legislation filed in the 87th Regular State Legislative Session, an update on the status of proposed State legislation and its impact on the City of San Antonio. [Jeff Coyle, Assistant City Manager]

CONSENT AGENDA

Purchase of Services, Supplies and Equipment

6. [21-2556](#) Ordinance approving a contract with Western States Fire Protection Co., to provide labor, materials, and equipment to perform the removal of the existing system; and the replacement of the fire alarm control panel and alarm system devices at the International Center for Building and Equipment Services Department for a total estimated cost of \$96,763.00. Funding for this contract is available from the FY 2021 International Center Repair & Remodel Capital Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
7. [21-2574](#) Ordinance approving a contract with Toshiba America Business Solutions, Inc., dba Toshiba Business Solutions, to provide, maintain, and service multi-function devices in City facilities for an estimated annual cost of \$942,714.00, included in the respective department's adopted budget. All expenditures will be in accordance with the City's adopted budget approved by City Council. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer,

Finance]

8. [21-2639](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$4,089,000.00, included in the respective department's FY 2021 Adopted Budget: (A) Gulf Coast Paper Co., Inc., dba Imperial Dade, and Safeway Supply, Inc., for janitorial supplies; (B) Otto Environmental Systems North America, Inc., for refuse containers; and (C) Multicultural Books & Videos for Spanish language books and media.
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Capital Improvements

9. [21-2469](#) Ordinance approving a construction contract to E-Z Bel Construction, LLC in the amount of \$5,286,187.48 with reimbursement from San Antonio Water System and CPS Energy in an amount consistent with necessary adjustments to their existing infrastructure for the Fredericksburg Road (North Flores Street to West Woodlawn Avenue) project. 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]

Grant Applications and Awards

10. [21-3173](#) Ordinance approving the acceptance of the Building Ecosystems for Youth Opportunity Grant from the Aspen Institute Forum for Community Solutions in the amount of \$100,000 for the period from May 1, 2021 to October 31, 2022; and authorizing an increase of the Youth Success Division personnel complement from six to seven positions to oversee the grant. [Lori Houston, Assistant City Manager; Melody Woosley, Director, Human Services]

Boards, Commissions and Committee Appointments

11. [21-3278](#) 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 Anwar Tahir (District 8) to the SBEDA Committee.

Miscellaneous

12. [21-3215](#) Ordinance approving the assignment and amended and restated agreement transferring all obligations of the operating agreement with San Antonio Bike Share to BCycle. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]
13. [21-2938](#) Ordinance approving an extension for one year of the current Interlocal Agreement with CPS Energy for emergency response services at Calaveras Lake and the Calaveras Power Station. [Maria Villagomez, Deputy City Manager; Charles N. Hood, Fire Chief]
14. [21-2882](#) Ordinance approving a Development Agreement between the Houston Street TIRZ Board of Directors, 305 Soledad LTD., and the City of San Antonio for impact fees for an amount not to exceed \$1,000,000.00 and reimbursed over three fiscal years for the 305 Soledad Project. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
15. [21-2892](#) Ordinance approving a Chapter 380 Economic Development Program Grant Agreement between the Houston Street TIRZ Board of Directors, Centro San Antonio, and the City of San Antonio for funding in an amount not to exceed \$500,000 for the Downtown Shade Plan in Council District 1. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
16. [21-2998](#) Ordinance approving a Funding Agreement between the Inner City TIRZ Board of Directors, Housing First Community Coalition (HFCC), and the City of San Antonio for eligible public infrastructure for an amount not to exceed \$5,400,000 reimbursed over three fiscal years (FY21-FY23) for the HFCC's Towne Twin Village Project located at 4711 Dietrich and E. Loop 410, in Council District 2. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
17. [21-3213](#) Ordinance approving a Chapter 380 Economic Development Grant Agreement between the Mission Drive-In TIRZ Board of Directors, Bitterblue, Inc., and the City of San Antonio for eligible public

improvements for an amount not to exceed \$4,341,569 for the Roosevelt Heights Project located west of Roosevelt Ave. along the frontage of Interstate Highway Loop 410 within Council District 3. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

18. [21-3219](#) Ordinance approving an interlocal agreement between the City of San Antonio and nine contiguous municipalities establishing concurrent jurisdiction for all criminal cases arising from State law that are committed on the boundaries of the City and those municipalities, or within 200 yards of that boundary and which are punishable by fine only. [Maria Villagomez, Deputy City Manager; William P. McManus, Chief of Police]

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.

19. [21-2564](#) ALCOHOL VARIANCE # AV2021-001 (Council District 5): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages to Bandit Beer & Wine, applicant on behalf of Sergio Martinez, on Lot A2, NCB 2828, located at 1913 South Flores Street for on-premise consumption within three-hundred (300) feet of Briscoe Elementary School, a public education institution in San Antonio Independent School District.
- Z-1. [21-3006](#) ZONING CASE Z-2021-10700055 (Council District 1): Ordinance amending San Antonio City Code Chapter 35, Unified Development Code, to adopt Section 35-335(c)(J) establishing the Monte Vista Terrace Neighborhood Conservation District "NCD-10", adopting the associated Plan document, and applying the zoning overlay district of "NCD-10" (all base zoning districts and other overlay districts remain unchanged) to approximately 55 acres out of NCBs 6549, 6550, 6551, 6552, 6553, 6554, 6555, 6556, 6557, 7301, 7303, 7304, 8563, 8564, 8566, 8567, properties generally bounded by West Hildebrand Avenue to the south, San Pedro Avenue and Railroad tracks to the west, West Olmos Drive to the north, and McCullough Avenue to the east, located in the Monte Vista Terrace Neighborhood. Staff and Zoning Commission recommend Approval.
- P-1. [21-2876](#) 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 April 1, 2021)

- Z-2.** [21-2878](#) 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 April 1, 2021)
- Z-3.** [21-3050](#) ZONING CASE Z-2021-10700063 (Council District 2): Ordinance amending the Zoning District Boundary for multiple properties within the Dignowity Hill Large Area Rezoning Project from "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in “NC” Neighborhood Commercial District and “RM-6” Mixed Residential District to “R-4 H AHOD” Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 16 NCB 521, located at 1012 North Hackberry Street, 509 and 511 Lamar Street, to “R-5 H AHOD” Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 24, NCB 520, located at 1003, 1007, 1011, 1017, and 1021 North Hackberry Street, and to “R-6 H AHOD” Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District on properties located within Block 14, NCB 530 and Block 9, NCB

549, located at 502, 504, 506 and 508 Lamar Street, and 705 North Pine Street. Staff and Zoning Commission recommend Approval.

- Z-4.** [21-2951](#) ZONING CASE Z-2021-10700019 (Council District 3): Ordinance amending the Zoning District Boundary from “DR” Development Reserve District and "DR AHOD" Development Reserve Airport Hazard Overlay District to “R-4” Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District (All Overlays Remain the Same) on 31.1280 acres out of CB 5161, located at 10891 Southton Road. Staff and Zoning Commission recommend Approval.
- Z-5.** [21-2954](#) ZONING CASE Z-2021-10700028 CD (Council District 3): Ordinance amending the Zoning District Boundary from "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units to "RM-5 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.125 acres and to "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on 0.196 acres, a total of 0.321 acres out of NCB 9409, located at 336 Drury Lane. Staff and Zoning Commission recommend Approval.
- Z-6.** [21-2927](#) ZONING CASE Z-2021-10700003 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-15 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on 123.9 acres out of CB 4296 and CB 4298, generally located at 14850 Watson Road and 14970 Watson Road. Staff and Zoning Commission recommend Approval.
- Z-7.** [21-2867](#) ZONING CASE Z-2021-10700016 (Council District 4): 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-18 MLOD-2 MLR-2 AHOD" Limited Density Multi-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 20.93 acres out of NCB 34362, located in the 300

block of West Loop 1604. Staff and Zoning Commission recommend Approval.

- Z-8.** [21-2926](#) ZONING CASE Z-2021-10700002 (Council District 5): Ordinance amending the Zoning District Boundary from "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial 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 a Tattoo Parlor/Studio on Lot A2, NCB 2828, located at 1913 South Flores Street. Staff and Zoning Commission recommend Approval.
- Z-9.** [21-3051](#) ZONING CASE Z-2021-10700050 (Council District 5): Ordinance amending the Zoning District Boundary from "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-2 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 20 and Lot 21, Block 2, NCB 6232, located at 313 Pendleton Drive. Staff and Zoning Commission recommend Approval.
- Z-10.** [21-3049](#) ZONING CASE Z-2021-10700046 (Council District 8): Ordinance amending the Zoning District Boundary from "O-2 UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" High-Rise Office IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "O-2 MSAO-1 MLOD-1 MLR-1 AHOD" High-Rise Office Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "C-2NA UC-1 MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Nonalcoholic Sales IH-10/FM 1604 Urban Corridor Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2NA MSAO-1 MLOD-1 MLR-1 AHOD" Commercial Nonalcoholic Sales Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 1, Block 7, NCB 34725A, located at 6929 Camp Bullis Road. Staff and Zoning Commission recommend Approval.

- P-2.** [21-3007](#) PLAN AMENDMENT CASE PA-2020-11600083 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Low Density Residential" and "Medium Density Residential" to "Low Density Residential" on 45.689 acres out of NCB 17725, located at 17204 Jones Maltsberger Road and 17210 Bulverde Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700307 ERZD)
- Z-11.** [21-3008](#) ZONING CASE Z-2020-10700307 ERZD (Council District 10): Ordinance amending the Zoning District Boundary from "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District to "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District on 45.689 acres out of NCB 17725, located at 17204 Jones Maltsberger Road and 17210 Bulverde Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA2020-11600083)
- P-3.** [21-3140](#) PLAN AMENDMENT CASE PA-2021-11600009 (Council District 10): Ordinance amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on Lot 9, Block 51, NCB 17192, located at 3965 Thousand Oaks Drive. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700030 CD)
- Z-12.** [21-3005](#) ZONING CASE Z-2021-10700030 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Motor Vehicle Sales on Lot 9, Block 51, NCB 17192, located at 3965 Thousand Oaks Drive. Staff and Zoning Commission recommend Approval.
- Z-13.** [21-3062](#) ZONING CASE Z-2021-10700036 (Council District 10): Ordinance amending the Zoning District Boundary from "C-3 AHOD" General Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 13, Block

1, NCB 13868, located at 2383 Northeast Loop 410. Staff and Zoning Commission recommend Approval.

- Z-14.** [21-3095](#) ZONING CASE Z-2021-10700038 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage on Lot P-13 and Lot P-13A, NCB 15702, located at 4497 Stahl Road and 4515 Stahl Road. Staff and Zoning Commission recommend Approval.

City Manager's Report

- 20.** [21-3318](#) 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.