

**State of Texas
County of Bexar
City of San Antonio**



**Meeting Minutes
City Council A Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Thursday, May 20, 2021

9:00 AM

Municipal Plaza Building

The City Council convened in a Regular Meeting. City Clerk Tina J. Flores took the Roll Call noting a quorum with the following Councilmembers present:

PRESENT: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

1. The Invocation was delivered by Pastor Zach McIntosh, guest of Councilmember Courage, Council District 9.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes from the City Council Meetings of April 15, 2021, April 21, 2021, and April 28, 2021.

Councilmember Andrews-Sullivan moved to approve the Minutes of April 15, 2021, April 21, 2021, and April 28, 2021. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

POINT OF PERSONAL PRIVILEGE

Councilmember Viagran recognized Older American Month during the month of May in observance of the Administration for Community Living. She stated that the theme for 2021 was Communities of Strength which resonated with the pandemic and recent February winter. Councilmember Viagran noted that San Antonio Senior Centers were a place to gather and hold events and that represented the heart of the San Antonio community.

Councilmember Viagran thanked the senior population for their contributions to the community to include volunteer efforts and sharing their life stories. She recognized the partners that supported senior services and activities in the community. She added her recognition of Ida Ramos who served as Council District 3 Senior Citizen Liaison for more than seven years. She introduced a short video which honored the Older American Month theme.

Councilmember Viagran noted that on May 22, 2021, she along with Councilmember Rocha Garcia and Councilmember Gonzales would team up for a Fiesta themed COVID-19 vaccine clinic featuring Rey Feo 72 with the support of Carvajal Pharmacy and WellMed.

POINT OF PERSONAL PRIVILEGE

Councilmember Sandoval noted that May was Bicycling Month and recognized representatives from the Earn A Bike organization which provided bicycles to children in the community. She thanked her fellow Councilmembers that rode their bicycles to work that morning and commented on the health and environmental benefits of cycling. Councilmember Sandoval added that bicycle safety was at the forefront for cyclists and that each year there were fatalities associated with individuals riding their bicycles. She recognized Jeff Moore with Earn A Bike for being recognized as Advocate of the Year.

Christian Sandoval of Earn A Bike thanked Councilmember Sandoval for recognizing Mr. Moore who was not present at the meeting. He provided the City Council with a brief background of the organization's origin and mission. Mayor Nirenberg presented a Proclamation to the organization.

Councilmember Gonzales spoke of her advocacy for the Vision Zero initiative which addressed alternate modes of transportation to include bicycling. She asked fellow Councilmembers to continue to advocate for Vision Zero initiatives. She recognized Transportation Director Tomika Monterville and her efforts on alternate modes of transportation.

Councilmember Rocha Garcia acknowledged the efforts of Councilmember Gonzales on the Vision Zero initiative. She noted that while there were cycling events, many individuals were deterred from cycling due to needed road and bike infrastructure improvements that were needed across San Antonio.

Councilmember Pelaez thanked William Long for his cycling advocacy efforts. He noted that Agenda Item 8 included funding for Fox Park in District 8 which included connectivity to the City's linear park trails. He recognized Assistant City Manager Jeff Coyle and the late Tito Bradshaw for their cycling advocacy throughout the community.

Councilmember Treviño recalled when Councilmember Gonzales invited him to go on a bike ride with her through their adjoining Council Districts. He noted that he gained a larger perspective of the need

for multimodal transportation infrastructure and continued advocacy.

Councilmember Andrews-Sullivan noted the need for consistent bike lanes in District 2 and throughout the City. She reiterated that the lack of bike lanes created dangerous situations for cyclists.

Mayor Nirenberg noted that the City was not built with cyclists and pedestrians in mind. He recognized the increasing number of people who advocated on behalf of cyclists and pedestrians and stated that all be catalysts for change to prevent cycling and pedestrian related deaths such as that of Dr. Patrick Liner.

POINT OF PERSONAL PRIVILEGE

Councilmember Perry recognized students and administrators from the School of Science and Technology (SST) for earning the Certification of National School of Character. He noted that the STEM Program network of 14 schools served over 8,400 students in Pre-K to 12th grade and had high level of academic achievement. He recognized recent SST graduate Mia Rodriguez who had been accepted to Harvard on a full scholarship. Mayor Nirenberg and Councilmember Perry presented Certificates to the SST Administration and Students.

CONSENT AGENDA ITEMS

Mayor Nirenberg announced that Items 4, 16, 17, 26, 31, Z-3, P-1, Z-9, and Z-10 were pulled for Individual Consideration. He added that Item 30 had been pulled by staff and would not be considered.

Mayor Nirenberg called on the individuals registered to speak on the Consent Agenda.

Liz Franklin spoke in support of Item 15 regarding the 10-year lease agreement for the Ella Austin Community Center.

Dr. Beverly Watts-Davis spoke in support of Item 15 and asked City Council to consider including improvements to the Ella Austin Community Center during the next Bond Election in order to make large-scale repairs to the Community Center.

Jerry Dura thanked the City Council for their support of Item 15 and asked that City Council consider including the Ella Austin Community Center during the next Bond Election.

Councilmember Viagran spoke in support of funding for building maintenance and repairs of the Ella Austin Community Center. She highlighted Item 19 which pertained to an Inner City Tax Incremental Reinvestment Zone (TIRZ) with the San Antonio Growth on the Eastside (SAGE) organization. SAGE Executive Director Tuesday Knight noted that funds would primarily be used for restoration of the Eastside community and an economic development study. She added that approximately 50 new business owners restored buildings for their businesses.

Councilmember Andrews-Sullivan highlighted Item 22 which allocated \$1.2 million from the Inner City TIRZ to the Salado Creek Trail system. She highlighted Item 23 which approved an Inner City TIRZ agreement for \$160,000 with Straight Line Management, LLC. Jeannetta Tinsley, Richard Torel, and Joaquin Arch with Straight Line Management noted the company's excitement and commitment to work on the project.

Councilmember Treviño highlighted Item 21 which approved a professional services agreement to provide Spanish Interpreter Services at all City Council A and B Sessions, Emergency Meetings, Special Meetings, and other Public Meetings.

The San Antonio Conservation Society submitted a written letter for the record in support of Item Z-1. The letter noted that the property at 118 Lotus Street met the requirements for a historic land designation due to its Folk Victorian characteristics and design.

The San Antonio Conservation Society submitted a written letter for the record in support of Item Z-2. The letter noted that the Liz Davies Greenspace at 726 Fredericksburg Road met needed requirements for historic land zoning designation.

Councilmember Courage moved to approve the remaining Consent Agenda Items. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

2021-05-20-0348

5. Ordinance approving a contract with LCCx, LLC to provide testing, adjusting, and balancing of HVAC systems services on an on-call basis for City of San Antonio departments as coordinated through the Public Works Department for an estimated annual amount of \$50,000.00. The initial term of the agreement shall be March 31, 2022 with three additional one-year renewal options. Funding for this contract is available through the FY 2021 Adopted Budget and FY 2021-FY 2026 Capital Improvement Program. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2021-05-20-0349

6. Ordinance approving a contract with DC Group, Inc., to provide the Information Technology Services Department with preventative maintenance, inspection and repair services for emergency power equipment within, or supporting, telecommunications spaces for an estimated annual cost of \$60,000.00 for a three-year period with two, one-year renewal options. Funding is available through the Information Technology Services Fund. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2021-05-20-0350

7. Ordinance approving a contract with Kofax, Inc., to provide the Information Technology Services Department with upgrades and continued maintenance and support for the accounts payable invoice system software for an estimated total contract cost of \$342,122.12 over a five-year period. The FY 2021 costs for this contract are \$67,328.00 for the software upgrades and \$49,731.00 for maintenance and support fees, for a total FY 2021 cost of \$117,059.00. Funding for the FY 2021 costs are available in the FY 2021 Information Technology Services Fund Adopted Budget. Funding for annually recurring maintenance and support fees will be subject to City Council approval of the annual budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

2021-05-20-0351

8. Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$1,622,172.70, included in the respective department's FY 2021 Adopted Budget: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

(A) BG Interpool, Inc., for chemical treatment and maintenance for the Main Plaza fountains;
(B) Vulcan Construction Materials, LLC, and Brauntex Materials, Inc., for ready mix concrete;
(C) T&W Tire, L.L.C., for tires for emergency vehicles; and
(D) OCLC, Inc. for automated cataloging services for the San Antonio Public Library.

2021-05-20-0352

9. Ordinance approving a task order to a Job Order Contract with Alpha Building Corporation for the Family Restroom/Adult Changing Station project in Terminal B of the San Antonio International Airport. The task order, in an amount not to exceed \$109,991.54, is funded in the FY 2021 Aviation Capital Budget and is included in the FY 2021 - FY 2026 Capital Improvement Program. [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

2021-05-20-0353

10. Ordinance approving four Agreements to Contribute Right of Way Funds (Fixed Price) with the Texas Department of Transportation (TxDOT) and authorizing payment in the amount not to exceed \$348,060.00 to TxDOT for the acquisition of right-of-way and the relocation or adjustment of utilities associated with four TxDOT projects. Funds are available from FY 2021 Certificates of Obligation and are included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

2021-05-20-0354

11. Ordinance approving a task order to a Buy Board Job Order Contract with Alpha Building Corporation in the amount of \$358,250.31 for the San Antonio Head Start Administration Building HVAC Replacement Project located in Council District 5. Funds are available from previously authorized funds from the Head Start Federal Grant Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

2021-05-20-0355

12. Ordinance awarding a construction contract to M Company General Contractors, Inc. in the amount of \$232,758.00 for the Fox Park project located in Council District 8. 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]
13. Approving the following items amending the Aviation Capital Budget within the FY 2021 - FY 2026 Capital Improvement Program: [Jeff Coyle, Assistant City Manager; Jesus Saenz, Director, Aviation]

2021-05-20-0356

- 13A. Ordinance approving the amendment of the Aviation Capital Budget within the FY 2021 - FY 2026 Capital Improvement Program to include the Baggage Handling System Expansion project, establish its budget and appropriate funds in the amount of \$600,000.00 for FY 2021.

2021-05-20-0357

- 13B.** Ordinance approving the amendment of the Aviation Capital Budget within the FY 2021 - FY 2026 Capital Improvement Program to include the Terminal A Gate Expansion project, establish its budget and appropriate funds in the amount of \$300,000.00 for FY 2021.

2021-05-20-0358

- 13C.** Ordinance approving the amendment of the Aviation Capital Budget within the FY 2021 - FY 2026 Capital Improvement Program to include the Transportation Security Administration and Airport Police K-9 Building project, establish its budget and appropriate funds in the amount of \$100,000.00 for FY 2021.

2021-05-20-0359

- 14.** Ordinance approving two River Walk patio lease agreements with Rainforest Cafe Inc. for the use of 196 square feet of River Walk patio space and LNY Losoya Restaurant, LLC d/b/a Brenner's Steakhouse for 903.24 square feet of River Walk patio and balcony space for five years. Revenue of \$164,198.52 generated from these lease agreements will be deposited into the River Walk Capital Improvement Fund. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2021-05-20-0360

- 15.** Ordinance approving the 2nd Renewal and Amendment to Lease Agreement between the City of San Antonio and Ella Austin Community Center for the facility located at 1023 North Pine Street for a term of ten years for a total rental rate of \$50.00. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development and Operations]

2021-05-20-0363

- 18.** Ordinance approving a Professional Services Agreement with TXP, Inc using funds from the Midtown TIRZ in the amount of \$25,000.00 for a fiscal impact study for underground conversion of overhead utilities on the Broadway Street Corridor. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

2021-05-20-0364

- 19.** Ordinance approving a Chapter 380 Economic Development Grant Agreement with San Antonio for Growth on the Eastside (SAGE) in an amount not to exceed \$450,000.00 from the Inner City TIRZ #11 Fund for the Store Front Grant Program and to complete the Eastside Revitalization Corridor Study. [Alejandra Lopez, Assistant City Manager/Interim Economic Development Director]

2021-05-20-0365

- 20.** Ordinance approving the issuance of obligations designated as "City of San Antonio, Texas Water System Junior Lien Revenue and Refunding Bonds, Series 2021A (No Reserve Fund)" (Series 2021A), in an amount not to exceed \$318,230,000 to fund capital improvements of SAWS and refund outstanding debt for savings. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

2021-05-20-0366

21. Ordinance approving a professional services agreement with SeproTec Multilingual Solutions L.L.C. to provide Spanish interpreter services at all City Council A and B Sessions, other City Council Public meetings, Public meetings identified by City Departments, news conferences and emergency information briefing for a one-year term and with the option to renew and extend the term with three additional one-year periods in an amount not to exceed \$285,500.00, per year. [Jeff Coyle, Assistant City Manager - Interim Director, Government and Public Affairs]

2021-05-20-0367

22. Ordinance approving a First Amendment to the Red Berry Estate Master Development Agreement between the Inner City TIRZ Board of Directors, San Antonio Housing Trust Public Facility Corporation, and the City of San Antonio for eligible public improvements for an amount not to exceed \$1,200,000 for the Salado Creek Trail Extension Project located within the Red Berry Estate property. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

2021-05-20-0368

23. Ordinance approving a Development Agreement between the Inner City TIRZ Board of Directors, Straight Line Management, LLC, and the City of San Antonio for eligible public improvements for an amount not to exceed \$160,000.00 for the 733 N. New Braunfels Project. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

2021-05-20-0369

24. Ordinance approving a First Amendment to the Development Agreement between the Inner City TIRZ Board of Directors, Alamo Inn and Suites, and the City of San Antonio to extend the project completion date for the Alamo Inn and Suites Project located at 2203 E. Commerce. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

2021-05-20-0370

25. Ordinance approving a First Amendment to the Development Agreement between the Inner City TIRZ Board of Directors, San Antonio Housing Authority (SAHA), and the City of San Antonio to extend the project completion date for the Victoria Commons Project located at 100 Labor St. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

2021-05-20-0372

27. Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Comprehensive Master Plan, by realigning a proposed segment of Beck Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between existing New Sulphur Springs Road and existing Burshard Road. [Roderick Sanchez, Assistant City Manager; Tomika Monterville, Director, Transportation]

2021-05-20-0373

28. Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of East and West Connector, a Secondary Arterial Type A requiring 86 feet of right-of way, between existing Cagnon Road and existing Loop 1604. [Roderick Sanchez, Assistant City Manager; Tomika Monterville, Director,

Transportation]

2021-05-20-0374

29. Ordinance amending the Major Thoroughfare Plan, a component of the City of San Antonio Comprehensive Master Plan, by realigning a proposed segment of East and West Connector, a Secondary Arterial Type A requiring 86 feet of right-of way, between approximately 1580 feet east of existing Montgomery Road and existing Cagnon Road. [Roderick Sanchez, Assistant City Manager; Tomika Monterville, Director, Transportation]

PULLED BY STAFF

30. Ordinance approving the renaming of portions of Mission Road, Napier Avenue, Padre Drive, Mission Parkway, Acequia, Ashley Road and Villamain Road, all located within the World Heritage Area in Council Districts 3 and 5. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services; Colleen Swain, Director, World Heritage Office]

2021-05-20-0377

32. ALCOHOL VARIANCE # AV2021-002 (Council District 7): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages to El Real de Jalisco Mexican Restaurant, Rafael Hernandez, applicant, on 0.1685 acres out of NCB 6926, located at 2123 Culebra Road for on-premise consumption within three-hundred (300) feet of Marin B. Fenwick Academy, a public education institution in San Antonio Independent School District.

2021-05-20-0378

- Z-1. ZONING CASE Z-2021-10700020 HL (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "RM-4 HL NCD-1 AHOD" Residential Mixed Historic Landmark South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District on Lot 7, Block 2, NCB 3097, located at 118 Lotus Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 7, Block 2, NCB 3097. TO WIT: From "RM-4 NCD-1 AHOD" Residential Mixed South Presa/ South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "RM-4 HL NCD-1 AHOD" Residential Mixed Historic Landmark South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District.

2021-05-20-0379

- Z-2. ZONING CASE Z-2021-10700043 HL (Council District 1): Ordinance amending the Zoning District Boundary from "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "C-3NA HL NCD-5 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District on Lot 1 and the west 25-feet of Lot 2, Block 1, NCB 3030, located at 726 Fredericksburg Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 1 and the west 25-feet of Lot 2, Block 1, NCB 3030. TO WIT: From "C-3NA NCD-5 AHOD" General Commercial Nonalcoholic Sales Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District to "C-3NA HL NCD-5 AHOD" General Commercial Nonalcoholic Sales Historic Landmark Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District.

2021-05-20-0380

- Z-4.** ZONING CASE Z-2021-10700044 (Council District 1): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 7, Block 18, NCB 858, located at 703 East Euclid Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 7, Block 18, NCB 858. TO WIT: From "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units.

2021-05-20-0381

- P-2.** PLAN AMENDMENT CASE PA-2021-11600005 (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 "Mixed Use" to "Low Density Residential" on Lot 3, Block 5, NCB 488, located at 1622 North Hackberry Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700042)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot 3, Block 5, NCB 488. TO WIT: From "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District.

021-05-20-0382

- Z-5.** ZONING CASE Z-2021-10700042 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3, Block 5, NCB 488, located at 1622 North Hackberry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600005)

2021-05-20-0383

- Z-6.** ZONING CASE Z-2021-10700041 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on 0.121 acres out of NCB 488, located at 202

Mason Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.121 acres out of NCB 488. TO WIT: From "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units.

22021-05-20-0384

- P-3.** PLAN AMENDMENT CASE PA-2021-11600011 (Council District 2): Ordinance amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial," "Parks and Open Space," and "Urban Living" to "Regional Commercial" on 13.102 acres out of NCB 16567, located at 9702 Interstate 10 East. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700047)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 13.102 acres out of NCB 16567. TO WIT: From "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage and "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage.

2021-05-20-0385

- Z-7.** ZONING CASE Z-2021-10700047 CD (Council District 2): Ordinance amending Zoning District Boundary from "C-3 MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 CD MLOD-3 MLR-2 AHOD" General Commercial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage and "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service or Storage on 13.102 acres out of NCB 16567, located at 9702 Interstate 10 East. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600011)

2021-05-20-0386

- P-4.** PLAN AMENDMENT CASE PA-2021-11600014 (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 "Medium Density Residential" to "High Density Mixed Use" on 1.508 acres out of NCB 10754, located at 819 Rice Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700051)

2021-05-20-0387

- Z-8.** ZONING CASE Z-2021-10700051 S (Council District 2): Ordinance amending the Zoning District Boundary from "C-2 MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District to "C-2 S MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District with Specific Use Authorization for a Hospital with a Behavioral Care Unit on 1.508 acres out of NCB 10754, located at 819 Rice Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600014)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 1.508 Acres out of NCB 10754. TO WIT: From "C-2 MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District to "C-2 S MLOD-3 MLR-1" Commercial Martindale Military Lighting Overlay Military Lighting Region 1 District with Specific Use Authorization for a Hospital with a Behavioral Care Unit.

2021-05-20-0389

- Z-11.** ZONING CASE Z-2021-10700067 CD (Council District 4): 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 "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on North 251 Feet of Lot 410, NCB 7850, located at 1514 West Pyron Avenue. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: North 251 Feet of Lot 410, NCB 7850. TO WIT: From "R-4 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-4 CD MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units.

2021-05-20-0390

- Z-12** ZONING CASE Z-2021-10700082 (Council District 4): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-2 AHOD" 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 18.00 acres out of NCB 18087, located at 13107 Southwest Loop 410. Staff recommends Approval. Zoning Commission recommendation pending the May 18, 2021 hearing.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 18.00 acres out of NCB 18087. TO WIT: From "C-2 MLOD-2 MLR-2 AHOD" 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.

INDIVIDUAL CONSIDERATION

City Clerk Flores read the caption for Item 4.

4. 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]

City Manager Erik Walsh noted this would be the last update to the City Council on the State Legislative Session which was in its final week. He thanked Assistant City Manager Jeff Coyle and the legislative staff for their efforts at the State Capital.

Mr. Coyle stated that the Legislative Session was at the point where final votes were being held on Bills. He provided an update on Senate and House Bills (SB/HB) that had passed both chambers as follows:

- SB 1441 – Groundwater for military installations
- SB 474 – Unlawful restraint of a dog
- SB 1055 – Creating offense for injury to pedestrian & other vulnerable road users in a crosswalk
- SB 1438 – Modifying disasters that qualify to exceed voter approval tax rate without an election
- HB 17 – Prohibition on regulations banning or limiting a utility service based on type/source of energy

Mr. Coyle noted that HB 1885 related to municipal regulation in extraterritorial jurisdictions, and HB 3013 related to displays and exhibits at the Alamo complex had passed in the House. He also stated that HB 443 related to stop and yielding to pedestrians, and HB 782 which was related to ballot proposition language requirements had failed to pass in the House.

Mr. Coyle provided an update on SB 10 associated with Public Funding Lobbying would limit the City's ability to advocate at the Capital. He noted that the House Committee developed a substitute bill with changes as follows:

- Limitations to lobbying applied to all political subdivisions not just Cities and Counties
- Required approval of contracts in a public meeting
- Required contracts and payment information to be posted online
- Prohibited tax dollars to go toward food, beverage, and entertainment
- Prohibited lobbyists from engaging on Bills related to Property Tax or Roll Back Rate

Mr. Coyle noted that HB 1869 (Debt Financing Bill) had received several edits by Representative Martinez Fisher at Committee and additional amendments on the House floor. He noted that Representative Martinez Fisher intended to preserve the geographic exceptions which excluded the City from the Bill's oversight. Mr. Coyle stated that the Bill in its current format would allow for the City's reasonable use of Certificates of Obligation as needed and was in good position to be approved.

Mr. Coyle noted that HB 872 which protected information of those who had their utilities disconnected was on the Senate Intent Calendar and was pending a vote from the Senate. He stated that the Bill would reach the Governor for approval.

Mr. Coyle noted that HB 1865 (Municipal Court Recorder Usage) and HB 2365 (Military Medicaid Participation Bill) were heard on the House floor that morning.

Mr. Coyle reviewed HB 1530 which allowed higher education partners the authority to issue Tuition Revenue Bonds for campus capital improvements. He noted that the Bill had passed the House and was pending Senate review. He added that Texas A&M San Antonio, University of Texas San Antonio, and University of Texas-Health Science Center had projects pending upon the approval of the Bill.

Councilmember Pelaez noted that HB 1869 (Debt Finance Bill) was in good position to pass which would be beneficial to San Antonio. He thanked Mr. Coyle and the Legislative Team for their efforts at the Capital.

Councilmember Viagran asked of the impact to the City's lobbying efforts related to addressing the Roll Back Rate if the Public Lobbying Bill passed. Mr. Coyle stated that Lobbyists would not be able to directly communicate with essential Legislators about Bills related to the Roll Back Rate and would only be able to provide staff with information.

Councilmember Viagran stressed that the telling of Alamo stories was important to Local and State Legislators and any relative Legislation impacting funding for the Alamo project. She asked of Bills that needed Councilmembers to reach out to delegations requesting support. Mr. Coyle stated that it was not needed at this time and that the current efforts of the Legislative Team had addressed any pending concerns.

Councilmember Courage asked if there were items that the City supported but did not move forward that could possibly be addressed in a Special Session. Mr. Coyle stated that Governor controlled the topics to be addressed in Special Session but anticipated that there would be sessions that would address the Statewide Redistricting after the census data was completed, and to address Budget amendments.

City Clerk Flores read the caption for Item 16.

2021-05-20-0361

- 16.** Ordinance amending the FY 2021 Annual Operating and Capital Budget based on actual revenues and expenditures for the first six months of FY 2021 (October 2020 to March 2021) and projections for the remaining six months of FY 2021 (April 2021 to September 2021) in the General Fund and various Restricted Funds as well as the approval of abatements for certain revenues. Additionally, several budget adjustments are recommended in the General Fund, Restricted Funds and Capital Budget. [María Villagómez, Deputy City Manager, Scott Huizenga, Director, Management and Budget]

Scott Huizenga, Director of Management and Budget, provided an update to the FY 2021 Mid-Year Budget Adjustment which was initially presented to the City Council at B Session held on May 12, 2021.

Mr. Huizenga reviewed the FY2021 Budget status as follows:

- Economy was recovering but uncertainty remained
- Industries like Hospitality and Travel would take several years to recover
- FY 2021 General Fund financial position was positive
- Recommend reserving FY2021 General Fund Ending Balance to restore street maintenance and eliminate employee furloughs for FY 2022
- Even with better financial position in FY 2021, a deficit was projected in FY 2023
- Cautious approach heading into next year's budget

Mr. Huizenga stated that management met monthly to review financial reports and trends with quarterly reports presented to City Council. He noted that the Mid-Year Budget Adjustment aligned with the 6+6 Report presented the prior week.

Mr. Huizenga reviewed the Proposed FY 2021 Mid-Year Adjustment Summary as follows:

- Amends FY 2021 Adopted Budget for General Fund and Restricted Funds by adjusting revenues and expenses to reflect 6+6 Report presented to City Council on May 12, 2021
- Increased appropriations in the Development Services Enterprise Fund to keep up with additional permitting activity: \$954,000
- Increased contract with PFM Consulting for America Rescue Plan Act services to \$100,000
- Authorized use of Delegate Agency Reserve and Mental Health Reserve General Fund for several delegate agency contracts: \$1.38 million
- Authorized requested Abatements and Waivers: \$3.1 million
- Amended the Capital Budget by cancelling one project and re-allocation to funded projects: \$20 million

Mr. Huizenga reviewed the proposed use of delegate agencies reserve to address COVID-19 impacts:

Use of Delegate Agencies Reserve to Address COVID-19 Impacts	
Delegate Agencies Reserve (through Sept. 30, 2022)	Mental Health Reserve (through Dec. 31, 2021)
Emergency Food Assistance for Seniors - \$100,000	Wrap Around Mental Health Services Children Exposed to Domestic Violence - \$100,000
Youth Education & Career Opportunities Discontinued and Disabled Youth - \$885,000	Mental Health Services for survivors of Domestic Violence – \$160,000
Homeless Street Outreach Support - \$100,000	Prevention & Intervention for Postpartum Depression - \$40,000

Mr. Huizenga reviewed the proposed requested rent and fee waivers under the General and Restricted Funds as follows:

Requested Abatements and Waivers	
General Fund	Restricted Fund
<ul style="list-style-type: none"> • La Villita Tenants • Vehicle for Hire Permits (Taxi Cabs) • River Barge – Go Rio • Tower of the Americas – Landry’s • International Center (Sushi Zushi & Biga) • Plaza de Armas (Fratello’s) 	<ul style="list-style-type: none"> • Market Square Tenants • River Walk Patio Leases • Parking contracts and retail tenants • SA Missions Baseball Retail Abatement
\$1.6 Million (FY2021 Impact)	\$1.5 Million (FY2021 Impact)

Mr. Huizenga noted that the Capital Improvement Plan would reallocate \$2 million of funding from Council District 3 proposed YMCA project to two other park projects within the District. He stated that the projects would reallocate \$1.5 million to the World Heritage Park, the Land Acquisition Project and \$500,000 towards improvements at the Jupe Manor Park.

Councilmember Viagran clarified that the reallocation of Capital Improvement Plan funds which were to be used for expansion to the Harvey Najim YMCA facility was due to the lack of meeting a matching fund grant requirement. She elaborated on improvements to be made at the site of the Mission Marque Campus which included the \$1.5 million to be used under the World Heritage Park project.

Councilmember Sandoval requested a presentation on the best suited agencies and requested amounts for delegate agency funding. Melody Woosley, Director, Human Services Department, noted that delegate agencies were funded through the FY2021 process for approximately \$21 million awarded to dozens of agencies. She stated that the department utilized the previous year’s Request for Proposals (RFP) process to issue awards.

Ms. Woosley stated that due to an increase in older adult food insecurity, the Senior Nutrition Program increased 42% from pre-pandemic levels, and recommended \$100,000 funding increase to the San Antonio Food Bank to meet the need.

Ms. Woosley noted that City and outreach partners identified an increase in unsheltered homelessness with mental health and substance abuse concerns. She stated that it was recommended to increase funding of \$50,000 to River City Rehabilitation Center for a pilot program addressing substance abuse services. She added that Workforce Solutions Alamo, the Healy Murphy Center, and the Family Services Association would each receive an additional \$50,000 to address youth education and career opportunities for youth.

Jennifer Herriott, Deputy Director, San Antonio Metro Health Department, reviewed the proposed mental health counseling services that would be provided by Communities In Schools to address exposure to violence by children including domestic and criminal violence. She noted that the Ecumenical Center and Guardian House organizations would provide additional counseling and medical services for survivors of violence for a total of \$160,000. Ms. Herriott added that \$35,000 be provided to Voices for Children to support post-partum depression programs.

Councilmember Sandoval stated that due to the COVID-19 pandemic, Councilmembers were more involved in responding to constituent concerns and issues and asked that future discussions with Council Districts be held to identify other potential issues for funding.

Councilmember Sandoval asked for an update on the combined efforts of the Police Department, Health Department, and Stand Up initiatives. Jenny Hixon stated that Stand Up identified a need for mental health support and assistance to survivors of violence when on scene. She noted that specialized therapists were needed to support the graphic incidents and situations. She added that referrals for the services could be made by Police or other individuals that identified a need for the services.

Councilmember Andrews-Sullivan voiced her support of the delegate agencies to support continued efforts to address mental health and violence issues.

City Attorney Andy Segovia provided guidance to the Dias related to separating Item 16 for individual votes. Councilmember Pelaez moved to amend and separate Item 16 to four parts which were: 1) Delegate Agency funding, 2) Workforce Solutions funding, 3) Communities in Schools funding, and 4) Balance of the Budget funding.

Councilmember Pelaez moved to break Item 16 into four parts with the first to approve delegate agency funding, the second and third for Councilmembers' recusals for Communities in Schools and Workforce Solutions Alamo, and the fourth for approval of the balance of the Budget. Councilmember Gonzales seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

Councilmember Viagran moved to approve the Delegate Agency funding. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Courage, and Perry

ABSENT: 1 - Pelaez

Councilmember Courage moved to approve the Workforce Solutions Alamo funding under Item 16. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

AYE: 8 - Mayor Nirenberg, Andrews-Sullivan, Viagran, Gonzales, Cabello Havrda, Sandoval, Pelaez, and Courage

RECUSE 3 - Treviño, Rocha Garcia, and Perry

Councilmember Viagran moved to approve the balance of Item 16. Councilmember Andrews-Sullivan seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Courage, and Perry

ABSENT: 1 - Pelaez

City Clerk Flores read the caption for Item 17.

2021-05-20-0362

17. Ordinance approving an Interlocal Agreement with the San Antonio Early Childhood Education Municipal Development Corporation for administration of the SA Ready To Work Initiative; amendments to the San Antonio Early Childhood Education Municipal Development Corporation Bylaws and Articles of Incorporation; the SA Ready to Work FY 2021 Budget for revenues and expenses from March 1, 2021 to June 30, 2021; and the Pre-K 4 SA and SA Ready To Work FY 2022 Budgets for the fiscal year beginning July 1, 2021 and ending on June 30, 2022 as adopted by the San Antonio Early Childhood Education Municipal Development Corporation Board of Directors. [Alejandra Lopez, Assistant City Manager]

Councilmember Rocha Garcia expressed support for Item 17 and noted that her questions had been addressed by the Economic Development Department.

Councilmember Perry asked for the accounting metrics associated with the approximate \$20 million allocated to the Pre-K 4 SA Program. Councilmember Perry moved to Deny the Pre-K 4 SA Budget, but the motion died for lack of a second.

Councilmember Courage spoke in support of the Pre-K 4 SA initiative and associated funding and noted the importance of early education.

Dr. Sarah Baray, Chief Executive Officer for Pre-K 4 SA, noted that the Program operated four early learning centers that served 2,000 students each year. She stated that the Pre-K 4 SA program awarded \$4.2 million in grants to partner school districts, charter schools, and child development centers which had improved the quality of early childhood education throughout the City. She added that approximately \$21 million of funding had developed educational programs, additional staff and training which had identified San Antonio as a visionary program across the Country.

Councilmember Courage asked for reports that provided detailed information on Pre-K 4 SA objectives and efficiencies. Dr. Baray stated that Pre-K 4 SA management had commissioned evaluators to provide return on investment analytics for all components of program funding with the report being finalized Fall 2022.

Councilmember Pelaez noted that the citizens of San Antonio approved the Pre-K 4 SA Initiative by a large majority in the November 2020 Election. He expressed support of the Program and proposed funding.

Councilmember Andrews-Sullivan expressed support of the Pre-K 4 SA Initiative. She asked of the number of Pre-K students that had graduated from high school and now attending college. Dr. Baray stated that the students that had graduated from the Pre-K 4 SA program were currently in middle school so that data was not available, but staff would be tracking graduation rates as the data became available.

Councilmember Perry clarified that he was not seeking only return on investment data but wanted to ensure funds were accountable and meeting designated goals.

Councilmember Viagran acknowledged the hard work and success associated with the Pre-K 4 SA Initiative for students, parent participants and economic mobility.

Councilmember Pelaez asked to meet with Dr. Baray and staff to discuss further engagement of Asian families within District 8. He recognized the success of the Pre-K 4 SA campaign at the voting polls and acknowledged the hard work of all the Council District Election campaign managers.

Councilmember Perry moved to separate Item 17 in order to approve the Pre-K for SA Budget individually. Councilmember Pelaez seconded the motion. The motion prevailed by the following vote:

AYE: 9 - Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

NAY: 2 - Mayor Nirenberg and Treviño

Councilmember Courage moved to approve the Pre-K 4 SA Budget associated with Item 17. Councilmember Pelaez seconded the motion. The motion prevailed by the following vote:

AYE: 10 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez and Courage

NAY: 1 - Perry

Councilmember Courage moved to approve the balance of the Budget associated with Item 17. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

City Clerk Flores read the caption for Item 26.

2021-05-20-0371

- 26.** Ordinance approving a Chapter 380 Economic Development Grant Agreement between the Inner City TIRZ Board of Directors, GrayStreet Lone Star, LP, and the City of San Antonio for an amount not to exceed \$24,000,000 over a 15-year term for the Lone Star District Project located at 500 and 600 Lone Star Blvd. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Mayor Nirenberg called upon the individuals registered to speak on Item 26.

Tex Morgan spoke in opposition of Item 26 and the proposed tax burden to area residents.

Veronica Soto, Director, Neighborhood and Housing Services Department, provided a briefing on the Lone Star, LP project. She reviewed the project's specifications as follows:

- The Lone Star District comprised of 32-acre mixed-use development that would include multi-family housing, retail space, commercial space, entertainment, hospitality, office space and open market space
- Phased construction would begin in 4th Quarter of 2021 for a period of 10 years
- Total build space would exceed 1,000,000 square feet and include approximately 1,282 housing units of which 20% will be affordable
- At project completion, approximately 1,550 full time jobs were estimated to be created

Ms. Soto noted that GrayStreet Lone Star, LP, a partnership between GrayStreet and Midway, was requesting TIRZ funding not to exceed \$24 million which was to be disbursed over 15 years. She stated that the reimbursement would be structured as a TIRZ reimbursement and tax rebate under a Chapter 380 Economic Development Grant Agreement.

Ms. Soto reviewed the Agreement's reimbursement recommendations as follows:

- For the first two years the project would be reimbursed at 100% by the Inner City TIRZ in an amount not to exceed \$2 million
- The remaining 13 years would be a tax reimbursement with the final 12 years reimbursed through the City's General Fund Operations & Maintenance (O&M) rate, currently at 62.115%
- The developer would contribute approximately \$818,878 to the City's Affordable Housing Fund
- The developer would contribute approximately \$15,000 for an economic and displacement assessment of impacts to the surrounding area.

Ms. Soto reiterated that the project would have a tremendous fiscal impact to the site located at the 500 and 600 blocks of Lone Star Boulevard in District 5. She stated that the developer would make a \$590 million investment on the property which had been vacant for over 20 years. She noted that \$24 million of City funds would be used for public infrastructure around the Lone Star site. She added that the current value of the property was estimated at \$11 million and after all proposed improvements were completed the site would be valued at approximately \$700 million.

Ms. Soto reviewed the project's proposed investment as follows and noted that the Inner City TIRZ recommended approval:

- Project Investment - \$596 million
 - Phase I - (2021-2025): \$166 million
 - Phase II – (2024-2027): \$275 million
 - Phase III – (2027-2030): \$155 million
- Economic Impact
 - Projected \$21 million annually in property tax
 - Projected \$9 million in Sales and Hotel Occupancy Tax (HOT) revenue

Peter French, Director of Development, GrayStreet LLC, noted the developer group's excitement for the opportunity to develop the long-time vacant site. He emphasized the group's commitment to restore a beloved part of San Antonio's heritage. He stated that the group would be working closely with the City, the Lone Star and Roosevelt Neighborhood Associations. Mr. French added that over \$130 million in tax increment would be generated for the San Antonio Independent School District (SAISD) over the following 15 years.

Don Quigley, Vice President with Midway, noted the significant investment committed by the developer and his company's strong history of similar successful projects.

Councilmember Gonzales expressed her support and the importance of the proposed Lone Star site development. She noted the complexity of the proposed project and stated she was excited to see it to fruition. She stressed the importance of continuing development of similar projects throughout the Southside.

Councilmember Viagran asked how much of the \$24 million investment would be reimbursed to the developer. Ms. Soto clarified that the developer would be reimbursed the entire \$24 which was to be used for public infrastructure improvements which included common open spaces, remediation issues, demolition, and various construction of public buildings. Mr. French noted that the funding would only be used at the Lone Star site and not the adjacent Newell facility location which would be covered under future FY2017 Bond project funding.

Councilmember Viagran asked what the displacement assessment study costing \$15,000 would address. Ms. Soto stated that the study would assess the potential community impact to the surrounding neighborhoods with staff continuing to develop the scope of study.

Councilmember Viagran asked if the \$818,000 going into the City's Affordable Housing Fund could be used for owner occupied rehabilitation projects. Ms. Soto clarified it could so long as it was identified as affordable housing and followed the guidelines under the Anti-Displacement Policy. She added her support to the project and stressed the importance of providing affordable housing options within the Southside community.

Councilmember Courage asked for clarification on the calculation of the estimated \$130 million in tax increments generated for the SAISD. Mr. French stated the calculation took the total ad valorem value and private investment values of the projects and applied the tax rate of each taxing entity for 15 years. He added that the amount would comprise the incremental tax value which would be multiplied by SAISD's tax rate of 3%.

Councilmember Courage asked for clarification of the affordable housing being provided at the site. Mr. French noted that the development would include apartments at 80% of the area median income (AMI). Councilmember Courage stressed the need for affordable housing in the area and the need for support from the surrounding community residents. Mr. Quigley reiterated Midway's commitment to stewardship of the property and the community.

Councilmember Pelaez asked when the TIRZ term would expire. Assistant City Manager Lori Houston stated that the TIRZ was initially set to expire in 2025 but would be evaluated and extended and the participation rate may or may not be adjusted with funds being funneled through the TIRZ. She explained that if the TIRZ was not expended, all associated funds would go back to the General Fund with a split of the debt rate and the O&M rate being applied to the rebate.

Councilmember Pelaez recommended that the TIRZ be kept in place and asked if there were any single-family residential homes being built on the Lone Star site. Mr. French stated that the current plan did not have a single-family housing component and only included for lease multi-family housing.

Councilmember Pelaez asked if standard wages for construction workers for the project could be specified at a minimum of \$14-\$15 per hour. Ms. Houston stated that staff would research possible

wage requirements and provide data but stated that that type of specification was not usually included in TIRZ agreements. Councilmember Pelaez requested that this be considered for future TIRZ agreements.

Councilmember Andrews-Sullivan asked for specifics related to the proposed green space design. Mr. French stated that each development phase had a designed park component and would be closely coordinated with the San Antonio River Authority. He added that the intent was to improve or create connectivity to the Mission Reach Trail System.

Councilmember Andrews-Sullivan asked if there were any additional funding pools available to address the need for affordable housing. Ms. Soto noted that staff was currently evaluating how to meet the need for affordable housing and mitigate impacts to community residents. She added that staff was also evaluating possible affordable housing options under the Affordable Housing Bond in 2022.

Councilmember Andrews-Sullivan asked for an explanation of funding availability for future Inner City TIRZ projects. Ms. Soto stated that there were several existing TIRZ Zones with the purpose to provide incentives in under-utilized and under-invested areas within the City. She emphasized that the benefit of a TIRZ was that it increased property valuations for specific timeframe and could be extended if desired or needed.

Councilmember Sandoval asked how the requirement for a displacement assessment and identified mitigations would be addressed. Ms. Soto stated that this project was the first to implement the Housing Policy Framework's recommendation of conducting a displacement assessment. She noted that this project would be the model for future projects in addressing indirect housing displacements and development of needed affordable housing. She added that the assessment would be conducted within the first two years of the project.

Councilmember Sandoval asked if the \$818,000 which was to be contributed to the Affordable Housing Fund would be utilized. Ms. Houston noted that the study would identify other interventions and how funding could be used. She added that the collected funds would be placed into a combined pool to be used by the entire City for affordable housing.

Councilmember Treviño noted that he had requested an inventory of housing around the Lone Star area in order to ensure that development pressures did not displace some of the most vulnerable residents in the area, along with preserving ample housing for local families. He asked who would be conducting the community impact assessment. Ms. Houston stated that the work would be completed by an independent contractor and that staff was currently preparing the solicitation scope. Councilmember Treviño asked that the Housing Commission be included in the preparation and review of the assessment. Ms. Houston stated that the Housing Commission would be briefed on the process and findings as well as the Planning and Land Development Council Committee and would incorporate the feedback in the final recommendations to the City Council.

Councilmember Sandoval asked why capital funds were not being used rather than future Budget and O&M funds for identified gap in project funding. She noted that the O&M fund was typically used for Police, Fire, and library projects and expressed concerns that funds would be limited in future years for those type projects. She reviewed the Property Assessed Clean Energy (PACE) initiative that incentivized cleaner energy and provided a financing tool for economic development. Mr. Quigley

noted that the funding provided would reimburse for horizontal improvements to the development and not any new buildings which the 380 Agreement specified.

Councilmember Viagran asked for clarification on the TIRZ projected termination date of 2025 and the proposed agreement extending until 2036. Ms. Houston stated that the TIRZ would terminate in 2025 unless City Council extended its terms and clarified that the agreement stipulated that if the TIRZ was not extended, any applicable reimbursements would be paid from the General Fund and specifically from O&M funds. Councilmember Viagran asked for staff to coordinate a discussion meeting related to tax abatement and TIRZ extension policies.

Councilmember Pelaez asked for clarification on the list of negotiated eligible reimbursement costs associated with the agreement. Deputy City Attorney Ray Rodriguez stated that staff was still finalizing the list of eligible improvements and would work within the agreement on the reimbursement amount and would meet all criteria.

Councilmember Pelaez asked why PACE funding was not considered for the project. Ms. Houston noted that staff reviewed all possible sources for funding but did not consider PACE as the project addressed public infrastructure which did not produce tax revenue. She stated that the developers had agreed to discuss PACE funding, but at this time it was not known if the project qualified for the funding.

Councilmember Courage noted his concern that the contract terms were not completed since the eligible list of improvements was not finalized. Ms. Houston stated that the contract terms were complete, and the list of projects did not impact the terms specified in the contract.

Mayor Nirenberg noted that the Lone Star Project would be catalytic to the Southside much the same as the Pearl Development was to the Broadway Street corridor. He expressed his excitement at seeing what the development would bring to the Southside community and San Antonio as a whole.

Councilmember Gonzales moved to approve Item 26. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

City Clerk Flores read the caption for Item 31A and 31B.

31. Approving the following items relating to the City of San Antonio Council Aides Corporation:
[Ben Gorzell, Chief Financial Officer; Renee Frieda, Director, Human Resources]

2021-05-20-0375

31A. Ordinance approving an Interlocal Agreement with the City of San Antonio Council Aides Corporation.

2021-05-20-0376

31B. Ordinance approving Council Aides participation in the Texas Municipal Retirement System.

Chief Financial Officer Ben Gorzell reviewed an interlocal agreement with the City of San Antonio and the City of San Antonio Council Aides Corporation which allowed Council Aides to participate in the Texas Municipal Retirement System (TMRS). Mr. Gorzell noted that in August 2019 a Council Consideration Request (CCR) was submitted by Councilmember Treviño to request compensation and benefits for Council Aides comparable to full-time City employees. He stated that in October 2019, Mayor Nirenberg appointed an Ad Hoc Committee to review the request for job description and pay scale recommendations in January 2020. He added that the Local Government Corporation (LGC) was established in March 2021 with the City Council acting as the Governing Board.

Mr. Gorzell reviewed the Council Aide pay ranges and job descriptions which Councilmembers could select from when establishing the structure of their staff. He noted that an outside consultant was utilized to conduct a market study of civilian pay plans and other data points to make recommendations associated with pay ranges and fair labor categories. He added that the analysis established and maintained pay equity for wages and benefits comparable to City staff and across Council Districts.

Mr. Gorzell reviewed current and proposed benefits for Council full time staff as follows:

Pay and Benefits – Full Time Staff		
Item	Current	LGC
Retirement	IRA participation with a Match	<ul style="list-style-type: none">• TMRS Eligibility• Aides contribute 6%, employer 12%• Eligible for voluntary 457 Plan
Health Insurance	HMO, PPO, CHDP Plans Dental Vision	HMO, PPO, CHDP Plans Dental Vision
Basic Life Insurance	\$15,000 employer provided, up to 5x available for purchase	<ul style="list-style-type: none">• 1x annual salary provided• Up to 5x available for purchase• Dependent Life available for purchase
FMLA	Not Covered	12 weeks of unpaid protected leave with a year of service requirement
Short- & Long-Term Disability	Available	Available

Mr. Gorzell noted that the current benefits associated with training opportunities, tuition assistance and Student Loan Repayment Program would remain the same under the LGC.

Mr. Gorzell continued to review additional fulltime benefits associated with the LGC's pay practices and stipends as follows:

Pay and Benefits – Full Time Staff		
Item	Current	LGC
Pay Practices	Individual Contracts with Council Districts	Consistent with Civilian pay practices
Stipends	<ul style="list-style-type: none"> • \$70 cell phone • \$78 Parking • \$200 Vehicle 	<ul style="list-style-type: none"> • \$50 cell phone • \$65 Parking • \$200 Vehicle

Mr. Gorzell reviewed the differences between current and proposed benefits associated with employee leave as follows:

Pay and Benefits – Full Time Staff		
Item	Current	LGC
Parental Leave	N/A	100% pay for 6 weeks for the birth, adoption, or placement of a foster child
Annual Leave	Varies across districts	Accrues on a monthly basis, based upon tenure
Personal Leave	Varies across districts	Accrues on a monthly basis, based upon tenure
Family Wellness Leave	N/A	32 hours for family events each fiscal year

Mr. Gorzell provided a comparison of personal leave, professional development, and pay practices as follows:

Pay and Benefits – Full Time Staff		
Item	Current	LGC
Personal Leave	Varies across districts	<ul style="list-style-type: none"> • Accrues 3.5% of hours per pay period • Can accrue up to 70 hours • Can only be used to take time off for scheduled shifts
Professional Development	Access to city training	Access to city training
Pay Practices	Individual contracts with Council Districts	Consistent with Civilian pay practices

Mr. Gorzell noted that the fiscal impact would be that the City Budget would provide for the employment of the City Council Aides, and with the passage of the Interlocal Agreement, would result in enhanced benefits for them. He stated that the FY2022 Budget would include additional funds to support implementation of the reviewed benefits. He emphasized that the Budget Carry Forwards which Council Districts utilized each year would not be impacted with the approval of the Agreement.

Mr. Gorzell noted that if approved, the next steps would be to process current Aides as LGC employees from May 24-28, 2022 and the Agreement would become effective June 1, 2022.

Councilmember Rocha Garcia thanked City staff for their work on the Interlocal Agreement which provided pay and benefit equity to City Council Aide staff.

Councilmember Viagran noted that she had also been a Council Aide and was thankful for the benefits recommended under the Interlocal Agreement. She asked if Council Aide benefits would remain the same if they transferred from one Council District to another or to a City Department or move into a non-exempt or exempt position. Mr. Gorzell confirmed that the benefits and tenure would not be disturbed and remain in place.

Councilmember Treviño noted that the pay assessment conducted reviewed salaries related to FY2020 and did not consider the current year pay rates. He asked if the proposed pay structure would be prorated or adjusted to the FY2021 pay structure and median pay ranges. Mr. Gorzell stated that City staff made some adjustments to the consultant's recommendations which ultimately provided a higher pay structure for the Council Aides. He noted that the proposed Budget along with funding allocations made to the Districts addressed any gap in pay structure.

Councilmember Sandoval asked that an LGC Session be conducted to discuss needed modifications to such items as mileage reimbursement or vehicle stipends. Mr. Gorzell stated that as the City Council served as the governing Board of the LGC it could meet to discuss Budget modifications but would require to have the agenda posted and meet quorum requirements.

Councilmember Sandoval asked if an employee policy manual would be provided to the Council Aides. Mr. Gorzell stated that staff was currently working on a draft of the manual which would be presented to the City Council for review. He added that Aide staff would immediately be provided with benefit documentation since it mirrored Civilian employee benefits.

Councilmember Sandoval asked for clarification on the position of LGC Executive Director position. Mr. Gorzell stated that under the by-laws and the Interlocal Agreement specifications, the Assistant to the City Council would be named as Executive Director. Councilmember Sandoval asked that continued discussions be conducted to address other challenges faced by City Council Aide staff such as mileage reimbursement and vehicle pools.

Councilmember Pelaez asked if Council District Carry Over Funds would remain untouched by the Agreement and still allowed for Councilmembers to manage as seen fit. Mr. Gorzell confirmed that there would be no change to the Carry Forward Balance. Councilmember Pelaez stressed the importance of providing equitable benefits and pay to the Council Aide staff.

Councilmember Courage expressed his support of Items 31A and 31B and importance to offering quality benefits to Council Aide staff.

Councilmember Perry echoed his support for the Interlocal Agreement providing benefits to Council Aide staff.

Councilmember Andrews-Sullivan asked how a newly hired Council staff would be on-boarded related

to benefits. Mr. Gorzell stated that the on-boarding process would mirror that of any newly hired Civilian employee.

Councilmember Rocha Garcia moved to approve Items 31A and 31B. Councilmember Perry seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

MEETING OF THE CITY OF SAN ANTONIO COUNCIL AIDES CORPORATION

Mayor Nirenberg recessed the meeting at 2:18 PM and convened as the Board of Directors of the City of San Antonio Council Aides Corporation to consider Item 31C.

City Clerk Flores read the caption for Item 31C.

31C. Organizational Meeting of the City of San Antonio Council Aides Corporation including approval of Bylaws and approval of the Interlocal Agreement on behalf of the Corporation.

Councilmember Rocha Garcia moved to approve Item 31C. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

Mayor Nirenberg adjourned the meeting of the Board of Directors of the City of San Antonio Council Aides Corporation at 2:20 PM and reconvened City Council A Session meeting.

INDIVIDUAL ZONING ITEMS

CONTINUED UNTIL JUNE 3, 2021

P-1. PLAN AMENDMENT CASE PA-2021-11600010 (Council District 1): Ordinance amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Public Institutional" to "Community Commercial" on the west 337.28 feet of the east 482.28 feet of Lot TR-1, NCB 7172 and the east 5 feet of Lot 21, Block 205, NCB 9723, located at 1846 Basse Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700031 S)

CONTINUED UNTIL JUNE 3, 2021

Z-3. ZONING CASE Z-2021-10700031 S (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on the west 337.28 feet of the east 482.28 feet of Lot TR-1, NCB 7172 and the east 5 feet of Lot 21, Block 205, NCB 9723, located at 1846 Basse Road. Staff recommends Approval, pending Plan Amendment. Zoning Commission recommends Denial. (Associated Plan Amendment PA 2021-11600010)

Melissa Ramirez, Assistant Director, Development Services Department, noted that 21 notices were mailed out, zero received in favor and two in opposition.

Councilmember Treviño stated that the applicant had requested a continuance of the Item until June 3, 2021.

Councilmember Treviño moved to continue Items P-1 and Z-3 until June 3, 2021. Councilmember Courage seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

CONTINUED TO JUNE 3, 2021

Z-9. ZONING CASE Z-2021-10700023 (Council District 3): Ordinance amending the Zoning District Boundary from "C-3NA MLOD-2 MLR-2 AHOD" General Commercial Nonalcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "C-3 MLOD-2 MLR-2 AHOD" General Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 0.0361 acres out of NCB 11155, located at 3822 Pleasanton Road. Staff and Zoning Commission recommend Approval. (Continued from April 15, 2021 hearing)

Ms. Ramirez noted that five notices were mailed out, zero received in favor, and zero in opposition.

Councilmember Viagran stated that the Item had unresolved issues since last continuance which needed further attention and would require additional continuance.

Councilmember Viagran moved to continue Z-9 until June 3, 2021. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

2021-05-20-0388

Z-10. ZONING CASE Z-2021-10700039 (Council District 3): Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District on Lot P-1, NCB 10880, located in the 3500 block of Goliad Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: Lot P-1, NCB 10880. TO WIT: From "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "MXD AHOD" Mixed Use Airport Hazard Overlay District.

Ms. Ramirez noted that 25 notices were mailed out, six received in favor and one in opposition.

Councilmember Viagran thanked the applicant for working the Brookshire Neighborhood Association on a set of restrictive covenants that addressed some of the concerns proposed.

Councilmember Viagran moved to approve Item Z-10 with deed restrictions. Councilmember Rocha Garcia seconded the motion. The motion prevailed by the following vote:

AYE: 11 - Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry

CITY MANAGER'S REPORT

33. City Manager's Report

City Manager Erik Walsh noted that after discussions with Dr. Colleen Bridger, the Metro Health Department, and the Executive Leadership Team, he had decided that City employees and City facilities would follow the Centers for Disease Control and Prevention (CDC) guidelines on wearing of masks to prevent spread of COVID-19 virus. He stated that his direction to the City organization was that if an employee was fully vaccinated, they had the option to not wear a mask. He clarified that if an individual was not fully vaccinated, it was recommended that they wear a mask. City Manager Walsh added that the Governor of Texas had also adjusted the requirements for the wearing of masks and that the COVID-19 positivity rate was below 3%.

City Manager Walsh noted that it was Public Works Week, and specifically, Flood Awareness Week. He recognized Razi Hosseini, Director, Public Works Department, for being named Engineer of the Year for the Texas Society of Engineers.

City Manager Walsh introduced the Employee Spotlight Video which highlighted Government and Public Affairs Manager Michelle Vigil who played a key role in communicating COVID-19 education and information to the City's Spanish speaking community.

Councilmember Andrews-Sullivan stated that it was National Lupus Awareness Month and asked everyone to support the Lone Star Chapter of the Lupus Foundation in their efforts to assist individuals who suffered from the disease. She asked individuals to wear the color purple and post to social media with the hashtag of #putonpurple in support of the Foundation's work.

Councilmember Viagran asked that public buildings still be able to use temperature gauging devices for extra sense of assurances to the public. City Manager Walsh stated that several conversations were had over the effectiveness of the temperature taking and whether or not it was really effective, since over 50% of individuals who contacted COVID-19 did not have a temperature spike. He noted that there were situations where temperature and social distancing were still being observed especially at the Convention Center as clients requested. He added that he would coordinate a meeting to discuss further with her.

Councilmember Sandoval noted her concern that many individuals would interpret the lifting of mask wearing as the notion that the COVID-19 Pandemic was over. She stated that there continued to be over 100 individuals diagnosed with COVID-19 everyday in Bexar County. She asked how the upcoming Fiesta events would be impacted by the lifting of mask wearing requirements. City Manager Walsh stated that Fiesta coordinators had been working closely with the Metro Health Department and their own public health experts on event capacity and practices. He noted that events would follow the

CDC guidelines on mask wearing for all events and would provide the City Council with an end of day report that included recommendations and up to date Immunization Report.

Councilmember Sandoval reminded everyone of the establishment of the Community Response and Equity Coalition which was set to help deal with the COVID-19 impacts in the community. She noted that the group was comprised of diverse individuals that provided valuable information on various issues associated with COVID-19.

Councilmember Viagran asked for the number of City employees that had been vaccinated and if vaccination should be required. City Manager Walsh stated that he would discuss with the City Attorney's Office the implications of mandatory vaccinations and provide her with a response.

ADJOURNMENT

There being no further discussion or Executive Session, Mayor Nirenberg adjourned the meeting at 2:47 PM.

APPROVED

RON NIRENBERG
Mayor

Attest:

TINA J. FLORES
City Clerk