

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Thursday, April 2, 2020**

**9:00 AM**

**Municipal Plaza Building**

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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**

**2:00PM: Plan Amendments and Zoning Cases**

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.

Members of the public may appear before the City Council to speak on any agenda item consistent with procedural rules governing City Council meetings and state law. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

### **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](http://www.sanantonio.gov) or call (210) 207-7080.

1. [20-2667](#) Invocation
2. [20-2668](#) Pledge of Allegiance
3. [20-2669](#) Approval of Minutes of the City Council Regular Meeting of February 19, 2020.

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

**INDIVIDUAL ITEM FOR STAFF BRIEFING**

4. [20-2677](#) Briefing and possible action on the City's response and preparedness for COVID 19.

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

5. [20-2440](#) Ordinance approving five Standby Contractor Agreements in an aggregate amount not to exceed \$5,892,000 for Texas certified lead abatement contractor services with BG Constructor Solutions, LLC, J.G.G. Integrated Construction, LLC, South West Texas Environmental Contractors, Inc., TLI & Environmental Services, Inc., and Watson Consolidated. Funding for these contracts comes from the U.S. Department of Housing and Urban Development's Lead Hazard Reduction Demonstration Grant program, Community Development Block Grant program (CDBG) and HOME Investment Partnerships program. [Lori Houston, Assistant City Manager; Verónica R. Soto, AICP, Director, Neighborhood & Housing Services]

**Capital Improvements**

6. [20-1940](#) Ordinance awarding a construction contract including one additive alternate to ASD Consultants, Inc. in the amount of \$304,212.00 for the North San Antonio Hills Park project, a 2017 Bond funded project. Funding is available from the 2017 General Obligation Bond Program and is included in the FY 2020 - FY 2025 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

**Acquisition, Sale or Lease of Real Property**

7. [20-1315](#) Ordinance approving the acquisition through negotiation or condemnation of interests in land sufficient for project purposes for 6.606 acres (287,788 square feet) of privately-owned real property located between Old Corpus Christi Highway and South Presa within CB 5158 NCB 10920 in Council District 3 for the Brooks City Base Stinson Corridor (Research Plaza to South Presa Street) project, a 2017 Bond project; declaring it to be a public project and a public necessity for the acquisition and authorizing an amount not to exceed \$900,000 payable to the selected title companies for land, title and closing costs. Funding is available from the 2017 General Obligation Bond Program and is included in the FY 2020 – FY 2025 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
  
8. [20-2205](#) Ordinance approving the closure, vacation and abandonment of an unimproved portion of Archer Street Public Right-of-Way in City Council District 1, as requested by HG Property Management L.P., a Texas limited partnership and Modern Builders Inc., for a fee of \$108,600.00 to be deposited in the General Fund. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
  
9. [20-2306](#) Ordinance approving the Third Renewal of Lease Agreement with the San Antonio Economic Development Foundation for the continued use of office space at the International Center Building in City Council District 1, for the initial annual rent of \$38,343.36, for an additional five-year term. [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations]

#### **Street Closures and Traffic Control Procedures**

10. [20-2224](#) Ordinance approving the closure of an improved portion of Aransas Avenue Public Right-of-Way to vehicular travel to reconfigure the Right-of-Way and repurpose the area to include pedestrian facilities, a median and green space as part of the 2017 Bond Pedestrian Mobility and Street project in Council District 2, as requested by the City of San Antonio Public Works Department. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

#### **Grant Applications and Awards**

11. [20-2519](#) Ordinance approving the submission of an AmeriCorps VISTA grant

application to the Corporation of National and Community Service and acceptance upon award of in-kind VISTA services in an amount up to \$112,410.00 for the period of May 29, 2020 through May 28, 2021, a cash match of \$24,980.00, and Memoranda of Agreement to benefit City's AmeriCorps programs. Funding for the City's AmeriCorps VISTA Programs is available in the FY 2020 Adopted General Fund and FY 2020 Adopted Pre-K 4 SA Fund Budgets. [Colleen Bridger, MPH, PhD, Assistant City Manager; Melody Woosley, Director, Human Services]

### City Code Amendments

12. [19-7574](#) Ordinance amending Chapters 29 and 37 of the City Code to provide updates related to the deployment of small cell network nodes and node support poles in the public right-of-way authorized by Chapter 284 of the Texas Local Government Code. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works Department]

### Miscellaneous

13. [20-2634](#) Ordinance amending the Walzem Road Redevelopment Project Master Economic Incentive Agreement among the City of Windcrest, the Windcrest Economic Development Corporation, Bexar County, and Rackspace. [Carlos J. Contreras III, Assistant City Manager; Alejandra Lopez, Director, Economic Development]
14. [20-2370](#) Resolution approving the issuance by the Las Varas Public Facility Corporation of its Multifamily Housing Revenue Bonds (St. John's Square Apartments Project) Series 2020 for purposes of Section 147(f) of the Internal Revenue Code. An administrative fee of \$2,500.00, payable by St. Johns Square Apartments, LP, will be deposited into the General Fund in accordance with the FY 2020 Adopted Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
15. [20-2240](#) Ordinance approving a contract with Industrial/Organizational Solutions, Inc., for the preparation of validated, written entry-level examinations for the positions of San Antonio Fire Department (SAFD) firefighter trainee and San Antonio Police Department (SAPD) police cadet; promotional examinations for the SAPD positions of Detective-Investigator, Sergeant, Lieutenant and Captain; and the

administration of video-recorded assessment centers for the positions of Lieutenant, and Captain. The term of this contract is three years, beginning July 1, 2020, and ending June 30, 2023, with an option to extend the contract for one additional two year period, subject to and contingent upon funding by City Council, with total cost not to exceed \$1,104,460 for the entire five year period. [Ben Gorzell, Chief Financial Officer; Lori Steward, Director, Human Resources]

16. [20-2491](#) Ordinance approving a professional services contract with Centro San Antonio for continuing supplemental San Antonio Police patrol within the Downtown Public Improvement District through November 30, 2020 with two one-year renewal options for a total amount of \$229,500.00, to be funded through Centro San Antonio. [María Villagómez, Deputy City Manager; William P. McManus, Chief of Police]

#### City Manager's Report

17. [20-2670](#) City Manager's Report

At any time during the meeting, the City Council may recess into executive session in the "C" Room to consult with the City Attorney's Office (Texas Government Code Section 551.071) and deliberate or discuss any of the following:

- A. [20-2681](#) Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B. [20-2682](#) The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C. [20-2683](#) Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. [20-2684](#) Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. [20-2685](#) Discuss legal issues relating to COVID-19 preparedness pursuant to Texas Government Code Section 551.071 (consultation with attorney).

**THE CITY COUNCIL WILL RECESS FOR LUNCH AT NOON AND RECONVENE TO CONSIDER ANY UNFINISHED COUNCIL BUSINESS**

**2:00 P.M. TIME CERTAIN ITEMS (may be heard after this time): 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.**

- 18.**     [20-2552](#)     ALCOHOL VARIANCE # AV2020-001 (Council District 7): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages to Travis S. Jones for a restaurant on Lot 9, NCB 11608, located at 6031 Callaghan Road for on-premise consumption within three-hundred (300) feet of St. Luke's Catholic School, a private education institution in San Antonio.
- Z-1.**     [20-2609](#)     ZONING CASE Z-2019-10700313 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Airport Hazard Overlay District with uses permitted for two (2) dwelling units on the north 97-feet of Lot A11, and the north 97-feet of the west 5.6-feet of Lot A12, NCB 1720, located at 302 East French Place. Staff and Zoning Commission recommend Approval.
- Z-2.**     [20-2620](#)     ZONING CASE Z-2020-10700021 S (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products - Fabrication on 0.2599 acres out of NCB 6615, located at 102 Jon Ann Street. Staff recommends Denial. Zoning Commission recommends Approval with a Condition.
- Z-3.**     [20-2613](#)     ZONING CASE Z-2020-10700006 (Council District 4): Ordinance amending the Zoning District Boundary from "PUD C-3 MLOD-2 MLR-1 AHOD" Planned Unit Development General Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland

Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 19 through 26, Block 37, NCB 17302, generally located in the 1700, 1800 and 1900 block of Columbia Square. Staff and Zoning Commission recommend Approval.

- Z-4.** [20-2615](#) ZONING CASE Z-2020-10700007 (Council District 4): Ordinance amending the Zoning District Boundary from "C-3R MLOD-2 MLR-1 AHOD" General Commercial Restrictive Alcoholic Sales Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-1 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lots 1, 2, 3, 4, 5, and 0.881 acres out of Lot 6, Block 39, NCB 18159, located in the 9400 and 9500 block of Marbach Road. Staff and Zoning Commission recommend Approval.
- P-1.** [20-2616](#) PLAN AMENDMENT CASE PA-2020-11600012 (Council District 5): Ordinance amending the Nogalitos/ South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Mixed Use" on Lot 26, Block 11, NCB 2648, located at 619 South Panam Expressway. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2020-10700008)
- Z-5.** [20-2617](#) ZONING CASE Z-2020-10700008 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-1 MLOD-2 MLR-2 AHOD" Low Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 26, Block 11, NCB 2648, located at 619 South Panam Expressway. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600012)
- Z-6.** [20-2619](#) ZONING CASE Z-2020-10700019 CD (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay

Military Lighting Region 2 Airport Hazard Overlay District 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 Lot 104, NCB 6724, save and except the north 0.1028 acres out of NCB 6724, located at 250 Bogle Street. Staff and Zoning Commission recommend Approval.

- Z-7.** [20-2622](#) ZONING CASE Z-2020-10700022 (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 "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 33, Block A, NCB 2523, located at 610 Merida Street. Staff and Zoning Commission recommend Approval.
- Z-8.** [20-2612](#) ZONING CASE Z-2019-10700338 CD (Council District 6): 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 "C-2 CD MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for an Office Warehouse on 2.0 acres out of NCB 18082, located in the 7500 Block of Ingram Road and the 7600 Block of Culebra Road. Staff and Zoning Commission recommend Approval.
- P-2.** [20-2636](#) PLAN AMENDMENT CASE PA-2020-11600006 (Council District 6): Ordinance amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Center" to "General Urban Tier" on 14.71 acres out of NCB 17172, located in the 1300-1400 Block of Horal Drive. Staff and Planning Commission recommend Approval.  
(Associated Zoning Case Z-2020-107000025)
- Z-9.** [20-2638](#) ZONING CASE Z-2020-10700025 (Council District 6): Ordinance amending the Zoning District Boundary from "C-2 MLOD-2 MLR-1 AHOD" Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-4 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay



Military Lighting Region 1 Airport Hazard Overlay District on 14.71 acres out of NCB 17172, located in the 1300-1400 Block of Horal Drive. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020-11600006)

- Z-10.** [20-2610](#) ZONING CASE Z-2019-10700311 CD (Council District 8): Ordinance amending the Zoning District Boundary from "R-6 MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-6 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Medical Clinic on Lot P-6D, NCB 17844, "R-6 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Non-Commercial Parking Lot on Lot 9, Block 17, NCB 17845 and "R-6 CD MLOD-1 MLR-2 AHOD" Residential Single-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Conditional Use for a Professional Office on Lot P-10 and Lot P-10A, NCB 17844, located at 13405 George Road, 13411 George Road, and 13702 George Road. Staff and Zoning Commission recommend Approval.
- Z-11.** [20-2621](#) ZONING CASE Z-2020-10700009 (Council District 9): Ordinance amending the Zoning District Boundary from "BP AHOD" Business Park Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 9, Block 15, NCB 17316, located at 12508 Jones Maltsberger Road. Staff and Zoning Commission recommend Approval.
- Z-12.** [20-2258](#) ZONING CASE Z-2019-10700292 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District to "C-3 IH-1 AHOD" General Commercial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 4, Block 2, NCB 14952, located at 11407 Wayland Way. Staff and Zoning Commission recommend Approval. (Continued from February 20, 2020)
- Z-13** [20-2618](#) ZONING CASE Z-2020-10700016 CD (Council District 10): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General

Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outdoor Storage on Lot 14, Block 4, NCB 16151, located at 11852 Nacogdoches Road. Staff and Zoning Commission recommend Approval.

**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.