

# City of San Antonio



## AGENDA City Council A Session

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

---

**Thursday, June 17, 2021**

**9:00 AM**

**Municipal Plaza Building**

---

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

### **9:00AM: Call to Order**

Members of the public can comment on items on the agenda. To submit comments or sign up to speak, please go to [www.sanantonio.gov/agenda](http://www.sanantonio.gov/agenda) and click on the eComment link for instructions. Questions relating to these rules may be directed to the Office of the City Clerk at (210) 207-7253.

During the meeting, the City Council may meet in executive session in the B Room for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

### **DISABILITY ACCESS STATEMENT**

**This meeting site is wheelchair accessible. The Accessible Entrance is located at the Municipal Plaza Building / Main Plaza Entrance. Auxiliary Aids and Services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-7268 or 711 Texas Relay Service for the Deaf.**

Intérpretes en español estarán disponibles durante la junta del consejo de la ciudad para los asistentes que lo requieran. También se proveerán intérpretes para los ciudadanos que deseen exponer su punto de vista al consejo de la ciudad. Para más información, llame al (210) 207-7253

For additional information on any item on this agenda, please visit [www.sanantonio.gov](http://www.sanantonio.gov) or call (210) 207-7080.

1. [21-4247](#) Invocation
2. [21-4248](#) Pledge of Allegiance
3. [21-4264](#) Approval of Minutes from the City Council Meetings of May 13, 2021 and May 19, 2021

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

**INDIVIDUAL ITEM(S)**

4. [21-4254](#) Ordinance amending the Health Implementation and Recovery & Resiliency Plan, accepting additional COVID-19 related grants through the Coronavirus Aid, Relief and Economic Security (CARES) Act, Coronavirus Response and Relief Supplemental Appropriations Act (CRRSA) and American Rescue Plan Act (ARPA), authorizing an agreement with Bexar County in an amount of \$5.5 Million for administration of Bexar County's Emergency Rental Assistance and authorizing the City Manager to take any and all necessary steps to include the negotiation and execution of agreements to implement programs and priorities consistent with federal grant criteria to include the expenditure, reimbursement and allocation of funds. [María Villagómez, Deputy City Manager; Veronica Carillo, COVID-19 Executive Officer]

**CONSENT AGENDA**

**Purchase of Services, Supplies and Equipment**

5. [21-3535](#) Ordinance ratifying the purchase of three trailer mounted generators from Progressive Emergency Products for a total cost of \$118,714.68 for the San Antonio Metropolitan Health District. Funding is available from the Centers for Disease Control and Prevention Mass Vaccination Grant. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
6. [21-3890](#) Ordinance ratifying the rental of three tents from KKH Rentals, Inc., for use by the San Antonio Metropolitan Health District for COVID-19 vaccinations at the Alamodome for a total cost of \$917,049.60 for the period January 2021 through September 2021. Funding is available from the Centers for Disease Control and Prevention COVID-19

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

7. [21-3917](#) Ordinance approving a contract with mySidewalk, Inc. to provide a cloud-based platform in the estimated amount of \$182,500.00 over a five-year period for the Economic Development Department (EDD) to track key data and metrics on Opportunity Zones, and for the San Antonio Metro Health District (SAMHD) to improve implementation and tracking of the SAMHD strategic plan and other public health priorities. The first-year cost of \$38,500.00 is available from the FY 2021 General Fund Budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
8. [21-3961](#) Ordinance approving the following with ARINC Incorporated (A) a change order to the Common Use Passenger Processing System contract to provide the Aviation Department with Payment Card Industry (PCI) security measures and after hours support in an amount not to exceed \$192,618.00; and (B) a contract for PCI attestation and licensing for a total cost of \$280,593.00, beginning upon approval by City Council and ending July 31, 2023. Funding is available from the FY 2021 Airport Operating and Maintenance Fund budget. Funding for subsequent years is contingent upon City Council approval of the annual budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
9. [21-4203](#) Ordinance approving a contract with HdL Companies to provide sales and use tax audit recovery services. HdL Companies will retain 22.5% of any recoveries for a period of two years and commissions attributable to any one taxpayer during any contract year shall be capped at \$100,000.00. Funding for this contract is available in the FY 2021 General Fund Budget and funding for future years is contingent upon City Council approval of the annual budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
10. [21-3883](#) Ordinance approving a contract with Unicom Government, Inc. for studio and editing equipment and required services in the initial amount of \$591,348.81 for the Department of Government & Public Affairs and approving an additional \$1,408,651.19 for equipment and required

services for GPA for an estimated total cost not to exceed \$2,000,000.00. Funding for this contract is available through the FY 2021 Public Education and Government (PEG) Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

11. [21-3884](#) Ordinance approving a contract with Vogel Traffic Services Inc., dba EZ Liner, to provide a replacement paint truck for the Aviation Department for painting the markings needed on runways and taxiways for a total cost of \$370,708.10. Funding is available from the FY 2021 Airport Operating and Maintenance Fund Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
12. [21-3889](#) Ordinance approving a contract with Digital Display Solutions, Inc., in the amount of \$227,030.40, to provide audio and video equipment and installation to support the centralized security functions at the Alamo Regional Security Operations Center (ARSOC). Funding in the amount of \$153,459.64 is available through the Information Technology Services Department Capital Budget. Funding in the amount of \$73,570.76 is available from the 2020 Urban Area Security Initiative Grant Budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
13. [21-4479](#) Ordinance approving a contract with SHI Government Solutions, Inc., to provide the City of San Antonio with product licensing, implementation, and development services for Signify, a scalable digital referral and case management platform for a total contract value of \$665,925.00 over a five-year period. Initial implementation is proposed for the Department of Human Services, and the Training for Job Success and SA Ready to Work programs. Funding for the initial implementation in the amount of \$202,125.00 is available from the FY 2021 Information Technology Services Department Capital Budget. Funding for subsequent fiscal years is subject to City Council approval of the annual budget. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
14. [21-3900](#) Ordinance approving the following contracts establishing unit prices for goods and services for an estimated annual cost of \$3,961,860.00, included in the respective department's FY 2021 Adopted Budget: (A) Gulf Coast Paper, Co., Inc., and Safeway Supply, Inc., for

janitorial supplies;  
(B) Genuine Parts Company (NAPA) for replacement drum and brake repair parts for medium & heavy duty trailers;  
(C) Global ARFF Services, LLC, for Aircraft Rescue Fire Fighting vehicle preventive maintenance, inspection, diagnostics, repairs and parts for the San Antonio Airport System;  
(D) Johnson Controls, Inc., for the Metasys facility management system for the Alamodome;  
(E) Ungerboeck Systems International, Inc., for booking system software licenses, upgrades and maintenance and support for the Convention & Sports Facilities department; and  
(F) amendments to the annual contracts with Gateway Printing & Office Supply, Inc., Staples Contract & Commercial, Inc., Caprock Group, LLC, dba Texas Wilson Office Furniture & Services, and Workplace Resource, LLC.  
[Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

### Capital Improvements

15. [21-4017](#) Ordinance approving a construction contract with Petroleum Solutions, Inc., dba JF Petroleum Group, in the amount of \$401,543.89 for the Underground Fuel Storage Tank Replacement project. Funding is available through previously authorized unissued Certificates of Obligation and included in the FY 2021 – FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]
16. [21-4188](#) Ordinance approving a construction contract with GeoFill Material Technologies, L.L.C., in the amount of \$439,984.48 for the Animal Care Services Kennel Door Upgrade project. Funding is available through FY 2021 Unissued Tax Notes and included in the FY 2021 – FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Jorge A. Perez, Director, Building and Equipment Services]
17. [21-3948](#) Ordinance approving a task order to a Job Order Contract to Con-Cor Inc. for the Olmos Basin Park water and sewer line service for existing structures located in Council Districts 1 and 2 in an amount not to exceed \$500,000.00. Funds are available and are included in the FY 2021 - 2026 Capital Improvement Program. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks and

Recreation]

18. [21-3957](#) Ordinance approving a task order to a Job Order Contract to Jamail & Smith Construction, LP for the construction of Dan Markson Park located in Council District 8 in an amount not to exceed \$900,000.00. Funding in the amount of \$224,701.56 will come from the 2017 Bond, \$605,298.44 from the Parks Development and Expansion – 2015 Venue Projects Fund, and \$70,000.00 will be appropriated from the FY 2021 Parks and Recreation Department General Fund Adopted Budget and this amends the FY 2021 - FY 2026 Capital Improvement Program. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]
19. [21-4052](#) Ordinance approving a change order to the existing annual contract with TCL Construction Enterprises, LLC for concrete work in San Antonio parks for \$1,721,172.00 for a total contract value not to exceed \$8,605,863.00 as needed with funding from the annual adopted budget approved by City Council. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]
20. [21-3648](#) Ordinance awarding a construction contract to Davila Construction, Inc. in the amount of \$3,462,235.26 for public improvements related to the La Villita - Maverick Plaza Improvements project located in Council District 1; and authorizing the appropriation and amending of the FY 2021 – FY 2026 Capital Improvement Program with funds in the reimbursable amount of \$800,000.00 from the Inner City Tax Increment Reinvestment Zone (TIRZ) Fund for the project. Funds in the remaining amount of \$2,662,235.26 are available from 2018 Certificates of Obligation and included in the FY 2021 - FY 2026 Capital Improvement Program. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
21. [21-3672](#) Ordinance approving a Professional Services Agreement in an amount not to exceed \$1,260,000.00 payable to Marmon Mok, LP for design and construction administration services related to the Architectural Services for Alamodome Improvements Project. Funds are available from 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]
22. [21-1952](#) Approving the following items related to the Port San Antonio Project,

a 2017 Bond funded project: [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]

- 22A.** [21-4355](#) Ordinance amending the Interlocal Agreement with the Port Authority of San Antonio accepting funds in an amount not to exceed \$1,000,000.00 from the Port Authority of San Antonio for completion of construction of the Port San Antonio project; and amending the FY 2021 – FY 2026 Capital Improvement program with the funds from Port San Antonio to the Port San Antonio project.
- 22B.** [21-4356](#) Ordinance approving an Agreement between the City of San Antonio, J3 Company LLC and DC Civil Construction LLC and approving payment to J3 Company LLC in the amount of \$140,000.00 for work performed related to the Port San Antonio project, a 2017 Bond funded project.
- 22C.** [21-4357](#) Ordinance approving a City requested change order in the total increased amount of \$432,134.10 and authorizing payment to J3 Company LLC for work related to the construction of the Port San Antonio project, a 2017 Bond funded project.
- 22D.** [21-4358](#) Ordinance approving a City requested deductive change order in the decreased amount of \$337,667.92 for a revised total contract amount of \$22,339,762.34 with J3 Company LLC for work associated with the construction of the drainage channel related to the Port San Antonio project, a 2017 Bond funded project.

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

- 23.** [21-4219](#) Ordinance declaring as surplus and approving the disposition and conveyance of a City-owned vacant property located at the intersection of San Salvador and Denver. The property will be conveyed to San Antonio Affordable Housing, Inc., the non-profit entity of the Office of Urban Redevelopment the Urban Renewal Agency for the City of San Antonio to be used for the affordable homes program. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood & Housing Services]
- 24.** [21-3875](#) Approving the following two items to adjust boundaries on the Villita Assembly Building property: [Lori Houston, Assistant City Manager, John Jacks, Director, Center City Development and Operations]

- 24A. [21-4351](#) Ordinance transferring use and control to CPS Energy of a 0.100 acre (4,374 square feet) tract of land located at 401 Villita Street in NCB 124 that was dedicated by CPS Energy to the City of San Antonio by Ordinance 18,763 in 1953 for the expansion of Arneson Theatre.
- 24B. [21-4352](#) Ordinance approving the transfer of use and control from CPS Energy to the City of San Antonio of a 0.042 acre (1,842 square feet) tract of land located at 401 Villita Street which abuts King Phillip V Alley and includes public restrooms, sidewalk and stairs.

### Boards, Commissions and Committee Appointments

25. [21-4030](#) Ordinance appointing Alejandra Lopez (City of San Antonio), Patricia Muzquiz Cantor (City of San Antonio), and Thomas Guevara (Bexar County) to the SABC Soccer PFC Board of Directors for the remainder of unexpired terms of office to expire May 31, 2023.
26. [21-4016](#) Ordinance appointing Julia Stotts (District 4) to the Disability Access Advisory Committee for the remainder of an unexpired term to expire May 31, 2023 and waiving the city code residency requirement in Chapter 2, Article IX, Sec. 2 529(b) for this appointment. [Tina J. Flores, City Clerk]
27. [21-4353](#) Appointments to the Small Business Advisory Commission with a term of office to expire May 31, 2023: [Tina J. Flores, City Clerk]
- A) Small business owner with less than 10 employees: Juanita Sepulveda (District 4); Kaitlin Sirakos (District 7); and James Hollerbach (District 10); and
- B) Small business owner with 10-50 employees: Sarah Shakil (District 8) and Julissa Carielo (Mayor)
28. [21-3998](#) Approving the following Board, Commission and Committee appointment for the remainder of unexpired term to expire May 31, 2023 or for the term shown below. [Tina J. Flores, City Clerk]
- A) Appointing Amy Hoffman (District 4) to the 2020SA Commission on Strengthening Family Well-being.
- B) Reappointing Mary Kathryn Luna (District 4) to the Parks and Recreation Board.
- C) Reappointing Elena K. Guajardo (District 7) to the City Bond



Oversight Commission.

D) Reappointing Edna Doris Griffin (District 7) to the City/County Joint Commission on Elderly Affairs.

E) Reappointing Frances Guzman (District 7) to the San Antonio Early Childhood Education Municipal Development Corporation.

F) Reappointing Roxana V. Vargas (District 7) to the Ethics Review Board for a term to expire April 25, 2024.

G) Appointing Marco Barros (District 9) to the Zoning Commission.

### Miscellaneous

29. [21-4170](#) Ordinance approving payment for Election Services for the June 5, 2021 Runoff Election with the Bexar County Elections Administrator in an amount not to exceed \$725,000. [Tina J. Flores, City Clerk]
30. [21-3664](#) Ordinance approving an Event Merchandise Services Agreement with River City Merchandising, LLC, to provide staffing and equipment to sell event approved merchandise at the Alamodome during event days for a one-year term with two one-year renewal options. This a revenue agreement valued at approximately \$220,000.00 in annual commissions to the City and deposited into the Community and Visitor Facilities Fund and \$30,000.00 in service fees to River City Merchandising, LLC. [Alex Lopez, Assistant City Manager; Patricia M. Cantor, Executive Director, Convention and Sports Facilities]
31. [21-3916](#) Ordinance approving payment of an Events Trust Fund Program Local Contribution of \$285,729.00 related to the 2021 NCAA Division I Women's Basketball Championship at the Henry B. Gonzalez Convention Center and Alamodome and a Reimbursement Agreement with the San Antonio Local Organizing Committee to reimburse the City \$285,729.00 from the amount it receives from the Events Trust Fund Program and appropriating funds in the amount of \$285,729.00 in the FY 2021 Hotel Occupancy Tax Redemption and Capital Fund. [Alex Lopez, Assistant City Manager; Patricia M. Cantor, Executive Director, Convention and Sports Facilities]
32. [21-4013](#) Ordinance approving a five-year Chapter 380 economic development grant agreement with ElringKlinger USA, Inc. [Alejandra Lopez; Assistant City Manager and Interim Director, Economic Development]
33. [21-4187](#) Ordinance approving a contract with Hilltop Securities Asset Management LLC to provide Arbitrage Rebate Compliance Services

for a period from July 1, 2021 to March 31, 2024, with an option to extend the contract for one additional two-year period under the same terms and conditions. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

34. [21-2101](#) Resolution initiating historic landmark designation for 9290 Leslie Rd and waiving the application fees totaling \$5,957.20. Funding for the application fees is available in the Office of Historic Preservation General Fund FY 2021 Adopted Budget. [Lori Houston, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation].
35. [21-3909](#) Ordinance authorizing the execution of a license agreement between the City of San Antonio and San Antonio Zoo for a period of one (1) year, with up to four (4) one-year (1) renewal options for the Annual Employee Service Appreciation Event for an estimated annual amount of \$170,000.00 for the 2021 Event and approximately \$100,000.00 for subsequent annual events. Funding in the amount of \$70,000.00 is available in the FY 2021 General Fund Budget and funding for subsequent years is contingent upon City Council approval of the annual budget. [Ben Gorzell, Chief Financial Officer; Renee Frieda, Interim Director, Human Resources]
36. [21-3960](#) Ordinance approving a 36 month E-rate contract with Charter Communications, LLC for Fiber Internet Access at the San Antonio Public Library and Pre-K 4 SA Centers totaling \$23,400.00. The annual cost of this contract is \$7,800.00 annually and funding for the remainder of FY 2021 in the amount of \$1,950.00 is available in the FY 2021 Information Technology Services Fund Budget. Funding for future years is contingent upon future City Council appropriations. [Ben Gorzell, Chief Financial Officer; Craig Hopkins, Chief Information Officer]
37. [21-4232](#) Ordinance approving designation of petition-initiated Somerset Grove Tax Increment Reinvestment Zone (TIRZ) Number Thirty-Eight (Somerset Grove #38), located at 9300 IH-35 South and 9400 Somerset Road in southwest San Antonio for a term of 25 years with City's participation level at 85% in accordance with the provisions of the Tax Increment Finance (TIF) Act, Chapter 311 of the Texas Tax Code. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

38. [21-4233](#) Ordinance approving designation of petition-initiated Valley Sol Tax Increment Reinvestment Zone (TIRZ) Number Thirty-Nine (Valley Sol #39), located East of IH-35 and Fischer Road in southwest San Antonio for a term of 25 years with City's participation level at 85% in accordance with the provisions of the Tax Increment Finance (TIF) Act, Chapter 311 of the Texas Tax Code. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
39. [21-4321](#) Resolution of No Objection for Louis Poppoon Development & Consulting, LTD.'s application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of the Bristol at Somerset Apartments, a 336-unit affordable multi-family rental housing development, located at the southwest corner of Fischer Road and Somerset Road; allowing the construction of the development to be located within one linear mile or less from another development; and acknowledging the development will result in more than 20% of total housing units in the proposed census tract being supported by housing tax credits. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]
40. [21-3962](#) Ordinance amending the Interlocal Agreement with the San Antonio River Authority to extend the term to February 28, 2025 and to increase the contract value by \$45,191.00 to \$522,092.00 for continued project management of the Edwards Aquifer Protection Program's recharge and water quality demonstration projects in Bexar County. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]
41. [21-3985](#) Ordinance approving a Funding Agreement for a water quality demonstration project under the Proposition 1 Edwards Aquifer Protection Program with University of Texas at San Antonio in an amount not to exceed \$619,656.00 for a three year term. Funding for this project is available from the 2015 Sales Tax Venue Fund included in the adopted FY 2021 – 2026 Capital Improvement Program. [David W. McCary, CPM, Assistant City Manager; Homer Garcia III, Director, Parks and Recreation]
42. [21-4171](#) Ordinance approving an amendment to an Interlocal Cooperation Contract between Texas State University and the San Antonio Police

Department for participation in the Tobacco Enforcement Program, to increase the reimbursement to the Police Department by \$25,000.00 to a total of \$125,000.00. [María Villagómez, Deputy City Manager; William McManus, Chief of Police]

43. [21-2958](#) Ordinance approving a Funding Agreement with Inspire Academies in the amount of \$23,149.50 for the acceptance of these funds from Inspire Academies for their share of construction related expenses for the installation of an advanced warning school flashing beacon near the Anne Frank Inspire Academy; and, amending of the FY 2021 - FY 2026 Capital Improvement Program with the funds from Inspire Academies to the FY 2021 School Pedestrian Safety Project. [Roderick Sanchez, Assistant City Manager; Razi Hosseini, Director, Public Works]
44. [21-4190](#) Ordinance approving a Financial Underwriter Syndicate selected from the Financial Underwriting Pool for financing of General Improvement Bonds; Combination Tax and Revenue Certificates of Obligation Tax Exempt and Taxable; and Tax Notes to be issued in August 2021. [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]
45. [21-4235](#) Approving the following Ordinances and Resolution relating to the general obligation debt matters of the City of San Antonio, Texas: [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]
- 45A. [21-4359](#) Ordinance authorizing the issuance of the City of San Antonio, Texas General Improvement Bonds, Series 2021, in an aggregate principal amount not to exceed \$157,000,000, and authorizing other matters incident and related thereto.
- 45B. [21-4360](#) Ordinance authorizing the issuance of the City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2021, in an aggregate principal amount not to exceed \$53,000,000, and authorizing other matters incident and related thereto.
- 45C. [21-4361](#) Ordinance authorizing the issuance of the City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Taxable Series 2021A, in an aggregate principal amount not to exceed \$24,000,000, and authorizing other matters incident and related thereto.

- 45D.** [21-4362](#) Ordinance authorizing the issuance of the City of San Antonio, Texas Tax Notes Z, Series 2021, in an aggregate principal amount not to exceed \$41,000,000, and authorizing other matters incident and related thereto.
- 45E.** [21-4363](#) Resolution by the City Council of the City of San Antonio, Texas establishing the City's intent to reimburse itself for the prior lawful expenditure of funds from the proceeds of one or more series of tax exempt or taxable obligations to be issued by the City for authorized purposes and as further designated by series and federal tax treatment; authorizing other matters incident and related thereto; and providing for an effective date.
- 46.** [21-4191](#) Approving the following in connection with the Financing of Certain Educational Facilities Corporation bonds for the University of the Incarnate Word: [Ben Gorzell, Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer]

*At this time, the City Council of the City of San Antonio will recess and convene as the Board of Directors of the City of San Antonio, Texas Education Facilities Corporation to consider the following:*

- 46A.** [21-4341](#) Resolution approving the issuance of up to \$170,000,000 in principal amount of City of San Antonio, Texas Education Facilities Corporation Higher Education Revenue Improvement and Refunding Bonds (University of the Incarnate Word Project), Series 2021A and City of San Antonio, Texas Education Facilities Corporation Higher Education Revenue Refunding Bonds (University of the Incarnate Word Project), Taxable Series 2021B; approving the execution of a Loan Agreement, an Indenture of Trust, and a Purchase Contract; approving the preparation and distribution of an Official Statement; and approving other matters in connection therewith

*At this time, the Board of Directors of the City of San Antonio, Texas Education Facilities Corporation will adjourn and the City Council of the City of San Antonio will reconvene to consider the rest of the agenda*

- 46B.** [21-4342](#) Resolution approving the Issuance of Up to \$170,000,000 in principal amount of Higher Education Revenue Improvement and Refunding Bonds, Series 2021A and Taxable Series 2021B by the City of San Antonio, Texas Education Facilities Corporation for the University of the Incarnate Word, a Texas Nonprofit Corporation, and approving

other matters related thereto

**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.**

47. [21-4266](#) ALCOHOL VARIANCE # AV2021-004 (Council District 10): Ordinance waiving the application requirements of City Code 4-6 and granting a variance authorizing the sale of alcoholic beverages at an Outdoor Sports Court to Enrique Nunez de Urquidi, applicant, on Lot P-3 and Lot P-21, NCB 17812, located at 14630 Jusdon Road for on-premise consumption within three-hundred (300) feet of the Northeast ISD Softball Complex/John H. Wood Junior High, a public education institution and facility in Northeast Independent School District.
- P-1. [21-3931](#) PLAN AMENDMENT CASE PA-2021-11600017 (Council District 1): Ordinance amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Neighborhood Commercial" on Lot 24, Block 78, NCB 2773, located at 1303 West Lullwood Avenue. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700060)
- Z-1. [21-3926](#) ZONING CASE Z-2021-10700060 CD (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair with Outside Storage of Vehicles, Trailers, and Equipment on Lot 24, Block 78, NCB 2773, located at 1303 West Lullwood Avenue. Staff and Zoning Commission recommend Approval, with Conditions, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600017)
- Z-2. [21-4285](#) ZONING CASE Z-2021-10700088 HL (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 UC-5 AHOD" Multi-Family Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "MF-33 HL UC-5 AHOD" Multi-Family Historic Landmark Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District on Lot 12, Block 8,

NCB 1730, located at 212 East Dewey Place. Staff recommends Approval. Zoning Commission recommends Denial.

- Z-3.** [21-4317](#) ZONING CASE Z-2020-10700187 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 HL UC-2 NCD-6" Residential Single-Family Historic Landmark Broadway Urban Corridor Mahncke Park Neighborhood Conservation Overlay District to "R-4 CD HL UC-2 NCD-6" Residential Single-Family Historic Landmark Broadway Urban Corridor Mahncke Park Neighborhood Conservation Overlay District with a Conditional Use for a Noncommercial Parking Lot on Lot 13, Block 2, NCB 6228, located at 115 Davis Court. Staff and Zoning Commission recommend Approval.
- Z-4.** [21-4343](#) ZONING CASE Z-2021-10700061 CD (Council District 2): Ordinance amending the Zoning District Boundary from "R-4 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-4 CD MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Two (2) Dwelling Units on Lot 13, Block 2, NCB 1420, located at 219 North Gevers Street. Staff and Zoning Commission recommend Approval. (Continued from June 3, 2021)
- Z-5.** [21-4253](#) ZONING CASE Z-2021-10700077 (Council District 2): Ordinance amending the Zoning District Boundary from "C-3 H AHOD" General Commercial Dignowity Hill Historic Airport Hazard Overlay District to "IDZ-1 H AHOD" Limited Intensity Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with uses permitted in "O-1" Office District and for a Carpentry Shop on Lot 5 and Lot 6, Block 9, NCB 582, located at 232 North Mesquite Street. Staff and Zoning Commission recommend Approval.
- Z-6.** [21-4320](#) ZONING CASE Z-2021-10700084 (Council District 2): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for sixteen (16) dwelling units on the east 33.335 feet of Lot 2, Block A2, NCB 500; Lot 10, Block AZ, NCB 500; Lots 4, 7, the east 22.5 feet of Lot 9, the west 44.17 feet of Lot 9, and Lots 11-15, Block Mid 25, NCB 500, the east 22.5 feet of Lot 9, Block Mid

25, NCB 500, located at 211, 215, 223, 227 and 231 Yoakum Alley, 416 Duval Street, 417 and 419 Milam, 206 and 212 Dalton Alley. Staff recommends Approval. Zoning Commission recommendation pending the June 15, 2021 hearing.

- P-2.**    [21-4261](#)    PLAN AMENDMENT CASE PA-2021-11600030 (Council District 2): Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Parks Open Space" to "Medium Density Residential" on Lots 1 and 2, Block 37, NCB 2862, located at 1444 Sherman Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700085)
- Z-7.**    [21-4263](#)    ZONING CASE Z-2021-10700085 (Council District 2): Ordinance amending the Zoning District Boundary from "I-2 MLOD-3 MLR-2 AHOD" Heavy Industrial Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "MF-18 MLOD-3 MLR-2 AHOD" Limited Density Multi-Family Martindale Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on Lot 1 and Lot 2, Block 37, NCB 2862, located at 1444 Sherman Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600030)
- P-3.**    [21-4315](#)    PLAN AMENDMENT CASE PA-2021-11600025 (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 classification from "Low Density Residential" to "High Density Residential" on Lot 11, 23 and 24, Block D, NCB 1160 and Lot 25, Block A, NCB 1155, generally located in the 300 block of Bee Street and Coleman Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700086)
- Z-8.**    [21-4316](#)    ZONING CASE Z-2021-10700086 (Council District 2): Ordinance amending the Zoning District Boundary from "R-5 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District and "R-6 MLOD-3 MLR-2" Residential Single-Family Martindale Military Lighting Overlay Military Lighting Region 2 District to "IDZ-2 MLOD-3 MLR-2" Medium Intensity Infill Development Zone Martindale Military Lighting Overlay Military Lighting Region 2 District with uses permitted for 18 dwelling units on



Lot 11, Lots 23 and 24, Block D, NCB 1160 and Lot 25, Block A, NCB 1155, generally located in the 300 Block of Bee Street and Coleman Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600025)

- Z-9.** [21-4323](#) ZONING CASE Z-2021-10700097 (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 14.03 acres out of NCB 18087, generally located in 10100 Block of State Highway 16 South. Staff and Zoning Commission recommend Approval.
- P-4.** [21-4324](#) PLAN AMENDMENT CASE-PA-2021-11600034 (Council District 4): Ordinance amending the United Southwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Industrial" to "Heavy Industrial" on 129.768 acres out of CB 4301E, CB 4301 and NCB 14494, located at 10120 Fischer Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z-2021-10700119)
- Z-10.** [21-4325](#) ZONING CASE Z-2021-10700119 (Council District 4): Ordinance amending the Zoning District Boundary from "L MLOD-2 MLR-1 AHOD" Light Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District and "I-1 MLOD-2 MLR-1 AHOD" General Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "I-2 MLOD-2 MLR-1 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on 129.768 acres out of CB 4301E, CB 4301 and NCB 14494, located at 10120 Fischer Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2021-11600034)
- Z-11.** [21-4313](#) ZONING CASE Z-2021-10700076 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family 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 Lot 18, NCB 16, located at 212 Clay Street. Staff and Zoning Commission recommend Approval.

- Z-12.** [21-4314](#) ZONING CASE Z-2021-10700087 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 21 dwelling units on Lot 4, Lot 5 and Lot 7, Block 4, NCB 2231, located at 1016, 1020 and 1028 Morales Street. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.
- Z-13.** [21-4255](#) ZONING CASE Z-2021-10700078 (Council District 6): Ordinance amending the Zoning District Boundary from "C-1 MLOD-2 MLR-1 AHOD" Light Commercial Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District to "RM-6 MLOD-2 MLR-1 AHOD" Residential Mixed Lackland Military Lighting Overlay Military Lighting Region 1 Airport Hazard Overlay District on Lot 65, NCB 8239, located at 5612 Monterey Street. Staff and Zoning Commission recommend Approval.
- Z-14.** [21-4284](#) ZONING CASE Z-2019-10700341 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 MLOD-1 MLR-2 ERZD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "C-3 MLOD-1 MLR-2" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 District to "MF-33 MLOD-1 MLR-2 ERZD" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District and "MF-33 MLOD-1 MLR-2" Multi-Family Camp Bullis Military Lighting Overlay Military Lighting Region 2 District (All Overlays Remain Unchanged) on Lot 33, NCB 14857, located at 12631 Vance Jackson Road. Staff and Zoning Commission recommend Approval.
- Z-15.** [21-4345](#) ZONING CASE Z-2021-10700062 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-3 UC-1 MLOD-1 MLR-2 ERZD" General Commercial IH-10/FM 1604 Urban Corridor Camp Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District to "MF-40 UC-1 MLOD-1 MLR-2 ERZD" Multi-Family IH-10/FM 1604 Urban Corridor Camp

Bullis Military Lighting Overlay Military Lighting Region 2 Edwards Recharge Zone District on Lot 23, Block 1, NCB 14859, save and except 0.05 acres out of NCB 14859, located at 6919 North Loop 1604 West. Staff and Zoning Commission recommend Approval. (Continued from June 3, 2021)

- P-5.** [21-4251](#) PLAN AMENDMENT CASE PA-2021-11600019 (Council District 8): Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "General Urban Tier" on 3.859 acres out of NCB 14614, generally located in the 8900 Block of North Loop 1604 West. Staff and Planning Commission recommend Approval.
- Z-16.** [21-4252](#) ZONING CASE Z-2021-10700073 (Council District 8): Ordinance amending the Zoning District Boundary from "C-3NA" General Commercial Nonalcoholic Sales District to "MF-33" Multi-Family District on 3.859 acres out of NCB 14614, generally located in the 8900 block of North Loop 1604 West. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA2021-11600019)
- Z-17.** [21-4287](#) ZONING CASE Z-2021-10700080 ERZD (Council District 8): Ordinance amending the Zoning District Boundary from "C-2NA ERZD" Commercial Nonalcoholic Sales Edwards Recharge Zone District to "PUD R-6 ERZD" Planned Unit Development Residential Single-Family Edwards Recharge Zone District with a Reduced Perimeter Setback of 10-Feet, on 3.84 acres out of NCB 15841, generally located in the 12900 Block of Babcock Road. Staff and Zoning Commission recommend Approval.
- Z-18.** [21-4259](#) ZONING CASE Z-2021-10700079 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Recreational Vehicle Park on Lot 45, Lot 46, and Lot 47, Block 1, NCB 14051, located at 13502 Topper Circle. Staff and Zoning Commission recommend Approval.
- Z-19.** [21-4318](#) ZONING CASE Z-2021-10700083 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-5 AHOD"

Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units, on Lot 19, Lot 20, Lot 21, Lot 22, and Lot 23, Block 2, NCB 12163, located at 628 Ira Lee Road. Staff and Zoning Commission recommend Approval.

### City Manager's Report

48. [21-4344](#) City Manager's Report

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

### ADJOURNMENT

6:00 P.M. – If the Council has not yet adjourned, the presiding officer shall entertain a motion to continue the council meeting, postpone the remaining items to the next council meeting date, or recess and reconvene the meeting at a specified time on the following day.