

**COMPREHENSIVE PLAN COUNCIL COMMITTEE  
MEETING MINUTES  
WEDNESDAY, JUNE 20, 2018  
10:00 AM  
MUNICIPAL PLAZA B ROOM**

<b>Members Present:</b>	Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Roberto C. Treviño, <i>District 1</i> Councilmember William Cruz Shaw, <i>District 2</i> Councilmember Rey Saldaña, <i>District 4</i> Councilmember John Courage, <i>District 9</i>
<b>Members Absent:</b>	<i>None</i>
<b>Staff Present:</b>	Peter Zanoni, <i>Deputy City Manager</i> ; Lori Houston, <i>Assistant City Manager</i> ; Michael Shannon, <i>Director of Development Services</i> ; John Jacks, <i>Director of Center City Development and Operations</i> ; Verónica Soto, <i>Director of Neighborhood and Housing Services</i> ; Rudy Niño, <i>Assistant Director of Planning Department</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i>
<b>Others Present:</b>	Russell Seal, <i>Sierra Club Alamo Group</i>

**Items 1 and 2 were addressed jointly.**

- 1. Approval of the Minutes for the April 18, 2018 Comprehensive Plan Committee Meeting.**
- 2. Approval of the Minutes for the May 16, 2018 Comprehensive Plan Committee Meeting.**

Councilmember Shaw moved to approve the Minutes for the April 18, 2018 and May 16, 2018 Comprehensive Plan Committee Meetings. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

Councilmember Treviño entered the meeting at this time.

- 3. Briefing and possible action on the recommended update to Chapter 10, Building-related Codes, to Chapter 11, Fire Prevention, and to Chapter 6, Buildings, by updating the City’s minimum property maintenance code and by adopting the 2018 editions of the International Code Council (ICC) building-related and fire codes and local amendments.** [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Michael Shannon provided a briefing on the City’s adoption of the 2018 editions of the International Building Code. He reported that every three years the International Code Council (ICC) and National Fire Protection Association update all the codes for fire, electric, and buildings. He stated that in February 2017, Development Services Department (DSD) had reviewed the updated codes along with the San Antonio Fire Department (SAFD) and the Office of Sustainability (OS). He noted that DSD facilitated 29 public meetings in which the code was reviewed by subcommittees and the Building-Related and Fire Codes Appeals and Advisory Board (BRFCAAB).

Mr. Shannon stated that the Code Review Subcommittees presented their recommendations to the full BRFCAAB for consideration. He noted that on May 25, 2018, the BRFCAAB held a final public hearing and meeting where the board recommended approval of the proposed changes to be forwarded to the full City Council.

Mr. Shannon stated that the ICC Property Maintenance Code was included as part of the ICC Family of Codes; therefore, it was appropriate to update concurrently with the other building and fire codes. He noted that in December 2017, DSD established the 2018 San Antonio Property Maintenance Code (SAPMC) Code Review Committee to review proposed updates to the current SAPMC. He provided updates on the new amendments, various codes, and their costs. He added that the proposed updates would go into effect October 1, 2018.

Mr. Shannon reported that staff would propose a New Appendix Q for Tiny Houses and noted that the new amendments would allow the option of earthen construction. He stated that DSD, SAFD, and OS were seeking approval of staff recommendation to adopt the 2018 updated building-related and fire codes with proposed amendments and forward to the full City Council. He also added that staff recommended the adoption of the updated Minimum Property Maintenance Code and forwarding to the full City Council for approval.

#### *Citizens to be heard*

Chairperson Gonzales called upon Mr. Russell Seal to speak.

Russell Seal suggested that the Committee delay the vote on this item in order to receive more comments from other organizations.

Councilmember Courage asked if the codes could be modified more frequently than every three years. Mr. Shannon stated that City Council could suggest modifications at any time. Councilmember Courage suggested that staff return to the Committee in six months to report on the progress.

Councilmember Treviño stated that the New Appendix Q for Tiny Houses was a good step forward. He noted that the earthen construction was a great approach for sustainability. He suggested that staff increase communication with developers so that they are informed about more sustainable options.

Councilmember Saldaña asked of zoning Tiny Houses in subdivisions. Mr. Shannon stated that the City would have to develop zoning for Tiny Houses in subdivisions, but currently there was only zoning for Tiny Houses for multifamily homes.

Councilmember Treviño moved to forward staff recommendation to the full City Council for approval. Councilmember Courage, seconded the motion. The motion carried unanimously.

#### **4. Update on public input for the FY 2019 Action Plan and Budget for the City's four U.S. Department of Housing and Urban Development (HUD) grant programs which include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS**

**(HOPWA) Grant** [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services Department]

Verónica Soto provided an update on the FY 2019 Action Plan and Budget for the City's U.S. Department of Housing and Urban Development (HUD) Grant Program. She reported that the Community Development Block Grant (CDBG) totaled \$12.99 million. She stated the City was no longer required to commit to the Eastpoint Neighborhood Infrastructure Improvements; therefore, there would be an additional \$2.3 million available for CDBG. She noted that staff would be recommending that the City Council approve the payoff of the Section 108 Loan of \$4.2 million. She added that it was a priority to put the additional funding into affordable housing.

Ms. Soto reported staff's recommendation to the Committee:

- \$1.7 million to Single Family Rehabilitation
- \$5 million to Safe Affordable Housing
- \$5.4 million to HOME Investment Partnerships Program
- \$1.6 million to Housing Opportunities for Persons with AIDS
- \$1 million to HEARTH Emergency Solutions Grant.

Ms. Soto stated that the Citizen Participation Process was initiated on May 20, 2018 to encourage citizens to provide input on the proposed FY 2019 Action Plan and Budget. She noted that the Neighborhood and Housing Services Department received 562 responses. She added that the public comment period was open through August 1, 2018 and that the feedback had been centered on funding for homeownership and affordable housing development.

Councilmember Courage asked if the funding for rehabilitation of homes was to bring the home up to current code standards. Ms. Soto stated that the funding would rehabilitate homes up to code and that each home was capped at \$80,000. She noted that the funding for minor repairs to homes were capped at \$20,000. Councilmember Courage suggested that staff return to the committee with a report on the four additional hires that were requested from the department in FY 2018.

No action was required for this Item 4.

**5. Briefing on amendments to Chapter 35, Unified Development Code, of the City Code of San Antonio, Section 35-420 (e) (5) Comprehensive Land Use Categories, and Section Sec. 35-A101. - Definitions and Rules of Interpretation: Comprehensive land use category.** [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning Department]

Rudy Niño provided a briefing on amendments to Chapter 35 of the Unified Development Code Section 35-420 (e) (5) Comprehensive Land Use Categories and Section 35-A101. - Definitions and Rules of Interpretation: Comprehensive Land Use Category. He stated that the amendments would allow the development of land use plans that had uniform standards and vernacular for residents, stakeholders, industry representatives, and City Departments. He noted that the Planning Department met with focus groups that had interest in land use in December 2017. He added that the Department also conducted a community meeting on January 30, 2018 to present the new categories and to get additional community feedback.

Mr. Niño stated that the proposed amendments were approved by the Planning Commission Technical Advisory Committee, the Planning Commission, and the Zoning Commission. He highlighted the proposed changes to the land use categories. He stated that staff recommended five additional categories. He noted that the amendments included expansion of the Mixed-Use Land Use Category into five categories that allowed flexibility of mixed-use development.

Councilmember Courage asked if neighborhoods could alter the UDC to fit the needs of their neighborhoods. Mr. Niño stated that there would be policy incorporated in the Land Use Section for neighborhoods to exclude certain land use to fit the quality of their neighborhood.

Councilmember Trevino stated that he would like for the community to have time to review the new categories. He asked what engagement the department had with the community and Mr. Niño stated that the feedback from community representatives was in the proposed document. He noted that there were meetings with every planning team to educate them on the future land use categories related to their geographical location and how it would be applied to the neighborhoods.

No action was required for Item 5.

### **Adjourn**

There being no further discussion, the meeting was adjourned at 11:42 a.m.

*Respectfully Submitted,*

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*Shirley Gonzales, Chairperson*

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*Alicia K. Beckham,  
Office of the City Clerk*