

**NEIGHBORHOODS AND LIVABILITY COUNCIL COMMITTEE  
MEETING MINUTES  
MONDAY, FEBRUARY 15, 2016  
3:30 P.M.  
MEDIA BRIEFING ROOM, CITY HALL**

<b>Members Present:</b>	Councilmember Roberto Treviño, <i>Chair, District 1</i> Councilmember Alan Warrick, <i>District 2</i> Councilmember Rey Saldaña, <i>District 4</i>
<b>Members Absent:</b>	Councilmember Ray Lopez, <i>District 6</i> Councilmember Cris Medina, <i>District 7</i>
<b>Staff Present:</b>	Erik Walsh, <i>Deputy City Manager</i> ; Rod Sanchez, <i>Director of Development Services</i> ; Vincent Nathan, <i>Interim Director of Metro Health</i> ; John Jacks, <i>Interim Director of Center City Development</i> ; Colleen Swain, <i>Assistant Director of Center City Development</i> ; Debbie Racca-Sittre, <i>Assistant Director of Transportation and Capital Improvements</i> ; Art Reinhardt, <i>Assistant Director of Transportation and Capital Improvements</i> ; Melissa Ramirez, <i>Interim Assistant Director of Development Services</i> ; Susan Guinn, <i>Assistant City Attorney</i> ; Monica Hernandez, <i>Assistant City Attorney</i> ; Mark Bird, <i>City Arborist</i> ; Brandon Smith, <i>Office of the City Clerk</i>
<b>Also Present:</b>	Ruben Sepulveda, Jr., <i>San Antonio River Authority</i> ; Randy Stokes, <i>The Barn Door Restaurant</i> ; Liza Barratachea, <i>San Antonio Hotel &amp; Lodging Association</i> ; Amanda Garcia, <i>San Antonio Restaurant Association</i> ; Gary Johnson, <i>San Antonio Restaurant Association</i>

**Call to Order**

Chairman Treviño called the meeting to order.

Item 3 was addressed at this time.

**3. Briefing and Update on proposed changes to Chapter 13 on a new Food Inspection Scoring System (“Food and Food Handlers” for “ABC” Grade Placards)**

Dr. Vincent Nathan highlighted stakeholder engagement and objectives of the new Food Inspection Scoring System to include increased food safety, public awareness, transparency, and long-term restaurant compliance. He discussed recommendations regarding the Scoring System and Implementation including the adoption of a Voluntary Graded Placard Program.

Chairman Treviño called upon the Citizens to be Heard.

Mr. Randy Stokes expressed concern with the purpose of the Voluntary Graded Placard Program.

Councilmember Saldaña asked what capacity exists for compliance. Dr. Nathan replied that there was a 10-Day window to correct issues of noncompliance.

Councilmember Warrick asked for clarification regarding inspection measures. Dr. Nathan replied that restaurants can request a re-grading by a Senior Inspector and that Senior Inspectors utilize uniform measures to determine grading. Councilmember Warrick asked of training and outreach. Dr. Nathan stated that training is provided through the Local Restaurant Association.

Councilmember Saldaña moved to forward the Item to the full City Council for consideration. Councilmember Warrick seconded the motion. The motion carried unanimously by those present.

**1. Approval of Minutes of the January 22, 2016 and November 16, 2015 Neighborhoods and Livability Committee Meetings**

Councilmember Saldaña moved to approve the Minutes of the January 22, 2016 and November 16, 2015 Neighborhoods and Livability Committee Meetings. Councilmember Warrick seconded the motion. The motion carried unanimously by those present.

**2. Briefing and Possible Action on an Ordinance amending Chapter 35, Unified Development Code, of the City of San Antonio, Texas, adding Low Impact Development (LID) as a Voluntary Site Design Option and updating the existing Conservation Subdivision Regulations**

Mr. Rod Sanchez stated that the Unified Development Code (UDC) was adopted in 2001. He discussed the Amendment to the UDC and noted that the Ordinance had been vetted by the Planning Commission, Board of Adjustment, Zoning Commission, City Staff, and Third-Party Consultants. He reported that the Ordinance was a voluntary way to address drainage issues in San Antonio and added that the San Antonio River Authority (SARA) offered a Rebate Program for participants. He explained that oversight of the Ordinance would be provided by the City of San Antonio.

Councilmember Saldaña asked who would oversee training and development for businesses seeking to participate in the Site Design Option. Mr. Art Reinhardt replied that the City and SARA would jointly offer consultation and guidance. Chairman Treviño asked for clarification regarding SARA's role. Mr. Ruben Sepulveda stated that SARA would be involved as long as support was needed.

Councilmember Warrick moved to forward the Item to the full City Council for consideration. Councilmember Saldaña seconded the motion. The motion carried unanimously by those present.

#### **4. Briefing on a proposed Request for Proposals for the Reus-Sterling Property located on 0.5122 Acres at 1434 East Commerce Street and 323 Idaho**

Ms. Colleen Swain reported that Mayor Taylor implemented a series of East-Side Summits which identified the Reus-Sterling Property for restoration. She stated that the Tourist Board awarded \$150,000 to purchase said property after a Structural Report and Environmental Assessment was issued in 2012. She noted that a Request for Proposals (RFP) was issued in 2013 and had identified a developer with plans for a \$2.4 million Redevelopment Project if the Property could be demolished. She mentioned that the Historic and Design Review Commission determined that the Property was eligible for Historic Designation and the developer opted not to proceed with redevelopment. She explained that the Property included a Commercial Building built in the 1920's as well as a house which could be moved. She requested the Committee's approval to move forward with the RFP Process.

Councilmember Warrick asked for detail regarding assessment of the RFPs. Ms. Swain stated that City Staff would comprise an Evaluation Panel to review submissions. She noted that a community representative could be included on the Panel. Councilmember Warrick asked of the Historical Designation. Ms. Swain noted that Historical Designation would have to receive approval by City Council.

Councilmember Warrick moved to proceed with the RFP Process. Councilmember Saldaña seconded the motion. The motion carried unanimously by those present.

#### **5. Briefing and Possible Action on a proposed Brownfield Redevelopment Policy to assist with Identification, Assessment, Clean-up, and Development of Sites with potential Environmental Contamination**

Mr. Ramiro Gonzales reported that the purpose of the Brownfield Redevelopment Policy is to identify and assess areas with potential environmental contamination and begin remediation. He highlighted funding allocations and Program Successes including:

- ❖ 380 potential Brownfields identified
- ❖ 25 sites assisted
- ❖ \$117 million in Planned Private Investment
- ❖ 570 planned Housing Units
- ❖ \$3.1 million additional Ad Valorem Tax Value
- ❖ Assisted in developing the City's Municipal Setting Designation Program

Mr. Gonzales detailed the Policy Goals and Public Benefits of the Policy including identification of contaminated areas, redevelopment of sites, community revitalization, and improved human and environmental health. He highlighted outreach efforts to the Development Community and discussed Performance Measures.

Councilmember Saldaña asked for additional information regarding the challenges of implementation of the Policy. Mr. Gonzales noted that Federal Grants entailed additional

assessments. Councilmember Saldaña asked of benefits of the Policy. Mr. Gonzales noted that the Policy allows for expedited evaluation of properties to increase areas eligible for redevelopment.

Councilmember Warrick moved to forward the Item to the full City Council for consideration. Councilmember Saldaña seconded the motion. The motion carried unanimously by those present.

**6. Briefing on the proposed Municipal Setting Designation (MSD) Program which addresses existing Shallow Groundwater Issues under Redeveloping Properties and request for Committee approval of guidelines for the MSD Program**

Ms. Debbie Racca-Sittre reported that the Municipal Setting Designation (MSD) Program addressed blighted areas and groundwater issues that limited the potential for growth and redevelopment. She stated that State Law approved the MSD Program in 2003, allowing the use of Site Specific Restrictions on shallow groundwater. She noted that Dallas, Fort Worth, and Houston have adopted MSD Programs. She stated that meetings were held with SAWS, Edwards Aquifer Authority, and other stakeholders and highlighted proposed boundaries of the Program. She detailed restrictions over the Edwards Aquifer Recharge Zone and within half a mile of SAWS Pump Stations. She discussed Applicant Requirements including enrollment in a Texas Commission on Environmental Quality (TCEQ) Regulatory Cleanup Program.

Ms. Racca-Sittre provided an overview of the proposed City Process including Application Requirements, Environmental Reports, City, SAWS, and Edwards Aquifer Authority Reviews, a Public Hearing, and Final City Council consideration of a Site Specific Ordinance. She highlighted examples of redevelopment from Fort Worth, Huntsville, and Dallas and discussed Stakeholder Outreach Efforts.

Chairman Treviño asked for detail regarding savings of the Program. Ms. Racca-Sittre discussed TCEQ Requirements and noted that MSD Program served as a cost effective alternative.

Councilmember Saldaña moved to forward the Item to the full City Council for consideration. Councilmember Warrick seconded the motion. The motion carried unanimously by those present.

**Adjourn**

There being no further discussion, the meeting was adjourned at 4:51 p.m.

***Respectfully Submitted,***

---

***Roberto Treviño, Chair***

---

***Alexander J. Pytel***  
***Office of the City Clerk***