

**NEIGHBORHOODS AND LIVABILITY COUNCIL COMMITTEE
MEETING MINUTES**

MONDAY, SEPTEMBER 19, 2016

3:30 P.M.

MEDIA BRIEFING ROOM, CITY HALL

Members Present:	Councilmember Roberto Treviño, <i>Chair, District 1</i> Councilmember Alan Warrick, <i>District 2</i> Councilmember Ray Lopez, <i>District 6</i>
Members Absent:	Councilmember Rey Saldaña, <i>District 4</i> Councilmember Cris Medina, <i>District 7</i>
Staff Present:	Leticia M. Vacek, <i>City Clerk</i> ; Maria Villagómez, <i>Assistant City Manager</i> ; Chris Hebner, <i>Assistant City Attorney</i> ; Steven Whitworth, <i>Assistant City Attorney</i> ; David McCary, <i>Director, Solid Waste Management Department</i> ; Shanon Miller, <i>Director, Office of Historic Preservation</i> ; Xavier Urrutia, <i>Director, Parks and Recreation Department</i> ; Bridgett White, <i>Director, Department of Planning and Community Development</i> ; Melody Woosley, <i>Director, Department of Human Services</i> ; Mike Shannon, <i>Assistant Director, Development Services Department</i> ; Mikel Brightman, <i>Administrator, Head Start Program</i> ; Brandon Smith, <i>Office of the City Clerk</i> ; Denice F. Trevino, <i>Office of the City Clerk</i>
Others Present:	Lynn Osborne Bobbitt, <i>Executive Director, Brackenridge Park Conservancy</i> ; Annette Garcia, <i>Reporter, TWC News</i> ; Monique Vernon, <i>City Manager, City of Kirby</i>

Call to Order

Chairman Treviño called the meeting to order.

1. Approval of Minutes for the August 15, 2016 Neighborhoods and Livability Committee Meeting

Councilmember Warrick moved to approve the Minutes of the August 15, 2016 Neighborhoods and Livability Council Committee Meeting. Councilmember Lopez seconded the motion. Motion carried unanimously by those present.

Briefing and Possible Action on:

2. Consideration of Appointments to the Building Standards Board At-Large Category (4 slots). [Leticia M. Vacek, City Clerk]

Maria Villagómez stated that there were four slots and six applicants for the Building Standards Board (BSB) in the At-Large Category. Leticia Vacek called upon the following applicants to speak:

Jeanne Blomster stated that she was an Attorney and a Real Estate Broker and has represented clients in violation of the City Code. She noted that she was interested in the creative use of existing structures, buildings, city growth, and Real Estate Utilization.

Councilmember Warrick asked of the requirements for the At-Large Categories. Mrs. Vacek stated that there were specific categories for the At-Large positions but those could be waived.

Michael Carroll stated that he was a Contractor and Builder for 15 years and was interested in giving back to his community. He noted that he has a Master's Degree in Architecture and he appreciated the City's mission to address abandoned buildings.

George Mozakis indicated that he was a Retired City Employee in which he served at the San Antonio Airport and as a Dangerous Premises Officer in Development Services. He noted that his expertise gave him the knowledge to assist the City in building and maintaining a safer environment for the citizens of San Antonio.

Councilmember Warrick asked of demolished buildings outside of Historic Districts. Mr. Mozakis stated that demolished buildings outside of Historic Districts included the main structure as well as accessory structures, such as sheds. He noted that many of those were built on dirt or post and beam foundations.

Councilmember Treviño asked if there were some cases for demolition requiring leniency for those without the economic means. Mr. Mozakis replied that there were and he assisted in acquiring funding for repair in those cases in order to avoid demolition by neglect.

Joel Phillips stated that that he was a Contractor and would have his Real Estate License in two months. He noted that his expertise was in Historic Properties, development of Historic Areas, and in Adaptive Re-use.

Felix Ziga stated that he was currently practicing as a sole-proprietor Architect specializing in Historic Preservation and Design-Build Projects, ranging from remodels, rehabilitation, and new construction for the residential and small commercial sector. He noted that he was experienced in a variety of settings to include holding a technical position in an engineering firm, to managing projects in residential, commercial, government/public, institutional, and educational sectors at various architectural firms.

Councilmember Treviño recessed the Neighborhoods and Livability Council Committee into Executive Session at 3:53 p.m. to discuss legal issues pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Councilmember Treviño reconvened the meeting at 4:01 p.m. and stated that no action was taken during Executive Session.

Councilmember Warrick moved to recommend and forward the appointment of Felix Ziga and Michael Carroll to the BSB to the full City Council on September 29, 2016. He added that the Committee would forego the appointment of Health Care Professionals (2 slots) until a future meeting at which time, the Committee would consider appointment of all applicants to the BSB through the Waiver Process. Councilmember Lopez seconded the motion. Motion carried unanimously by those present.

3. Briefing and Update on the Next Step of the Brackenridge Park Draft Master Plan.
[Maria Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

Xavier Urrutia stated that at the Committee Meeting on August 15, 2016; the Parks and Recreation Department (Department) presented a summary of citizen comments and feedback on the Brackenridge Park (Park) Draft Master Plan (Plan). He noted that the Committee approved the department's course of action to move forward with strategies which were supported through public input and comments. He stated that strategies that did not garner support included closure of park roads with the implementation of a Tram System, and removal of existing parking and the development of a grand lawn. He noted that said elements would not be included in the final Master Plan. He stated that the approved course of action included a next step which consisted of formulating a series of interactive, hands-on engagement events within the Park to better conceptualize the supported strategies of the Plan. He noted that an update of said events would be presented to Committee Members, the Brackenridge Park Conservancy, and the public, in that order. He stated that said events would begin in October and end in early November 2016.

Lynn Osborne Bobbitt announced that Parktoberfest would be held on September 25, 2016 and the recording of 'Recuerdos' (memories) would be held at the Park. She offered to give regular tours of the Park to anyone interested.

No action was required for Item 3.

4. Briefing and possible action on Head Start Program Items. [Maria Villagómez, Assistant City Manager; Melody Woosley, Director, Department of Human Services]

Mikel Brightman stated that Head Start (HS) Performance Standards required the governing bodies to review and approve the City of San Antonio Early Head Start (EHS)-Child Care Partnership Program's annually. She noted that the 64 new policies were in compliance with HS Standards and the HS Act and were approved by the HS Policy Council on July 26, 2016. She stated that the content areas of the new policies included:

- Program Management (20)
- Education & Early Childhood Development (16)

- Environmental Health (9)
- Health and Nutrition (7)
- Disabilities (3)
- Transportation (5)
- Family & Community (3)
- Wellness Support (1)

Ms. Brightman stated that HS Performance Standards required review and approval by the governing bodies of the City of San Antonio HS and EHS-Child Care Partnership Program's Service Plans. She noted that the 2016-2017 Service Plans were in compliance with HS Standards and the HS Act and were approved by the HS Policy Council on August 23, 2016. She stated that the content areas of the 2016-2017 Service Plans included the following:

- Program Design & Management
- Disabilities
- Education
- Family & Community Support
- Nutrition
- Eligibility, Recruitment, Selection, Enrollment, and Attendance (ERSEA) Policies and Procedures
- Mental Health
- Health
- Safe Environments
- Transportation

Ms. Brightman stated that HS Performance Standards required the HS Program to conduct a comprehensive community assessment once every three years, and to provide an update each year. She noted that the HS Program conducted a full community assessment in 2015; including an analysis of demographic data, disability statistics, education, health, nutrition, social service needs, and policy development. She stated that the HS Program utilized said information for program planning, and for the implementation of initiatives to connect children and families to needed services. She reported that the Community Assessment was performed by Lloyd Potter from the University of Texas at San Antonio (UTSA). She noted that the HS Performance Standards required the governing bodies to review and approve the annual Community Assessment which included no changes from the previous assessment. She reported that continued health concerns included: 1) Childhood obesity; 2) Health and dental care access; and 3) Food insecurity. She noted that the San Antonio (SAISD) and Edgewood (EISD) School Districts had the greatest number of teen and single mothers with less than a High School Education. She stated that the Leadership, Governance, and Management Systems (LGMS) Protocol was organized to comprehensively assess a program's planning, resources coordination, implementation, and ongoing monitoring. She noted that on August 16, 2016, the Department of Human Services (DHS) received notification of a successful review indicating no areas of concern identified. She stated that the following key performance areas were reviewed:

- Program planning
- Developing and organizing resources
- Evaluating performance and stimulating ongoing improvement

She presented the following monthly program and fiscal report for June 2016:

	HS	EHS
Enrollment	2,854	136
Waitlist	84	224
Attendance	93%	82%
Physical exams	99%	99%
1st Home visit	100%	100%
Family needs assessment	98%	98%
Budget	\$27.6 million	\$6.03 million
Expended (FY 2015-2016)	\$8,064,638	\$2,632,671
Balance	\$19,548,051	\$3,403,329

She stated that HS served a cumulative total of 4,852 children during the school year and the same number of children were eligible but were served by either the State Pre-K Program or by Pre-K4SA.

Councilmember Warrick asked for an example of a service plan. Ms. Brightman provided an example to the Committee.

A discussion ensued regarding a comparison of the quality of education received by EHS and HS students and Pre-K4SA Students. Ms. Villagómez suggested that such a comparison be made and presented to the Committee at future meeting.

Councilmember Warrick moved to recommend and forward the EHS-Child Care Partnership 2016-2017 Policies, the HS and EHS-Child Care Partnership Service Plans, and the 2016 Community Assessment Update to the full City Council for consideration. Councilmember Lopez seconded the motion. Motion carried unanimously by those present.

5. Staff Presentation on a Draft Ordinance to Establish a New Brush Collection Schedule in Response to a Council Consideration Request (CCR) from Councilman Joe Krier Regarding a Stronger Oak Wilt Suppression Program. [Peter Zaroni, Deputy City Manager; David W. McCary, Director, Solid Waste Management Department]

David McCary stated that Councilmember Krier submitted a Council Consideration Request (CCR) on March 31, 2016 requesting a stronger Oak Wilt Suppression Program. He noted that Oak Wilt was a fungus that kills oak trees and is spread through its roots and open wounds on trees, including wounds caused by tree trimming. He noted that the Oak Wilt fungus was most active in the Spring, between the months of February through June. He reported that data

mapped by the Texas A&M Forest Service demonstrated that Oak Wilt in San Antonio was predominantly on the northwest side of the City. He stated that the Solid Waste Management Department (SWMD) presented a revised curbside brush collection schedule avoiding collection in affected areas on the northwest side from February through June. He noted that staff drafted an ordinance reflecting the schedule change and added that curbside brush and bulky collections would continue twice a year each and be evenly spaced. He reported that SWMD transitioned to the new schedule on September 12, 2016 and staff recommends consideration of the ordinance by the full City Council.

Councilmember Lopez moved to recommend and forward an ordinance to establish an alternate brush collection schedule to prevent the spread of Oak Wilt within San Antonio to the full City Council for consideration. Councilmember Warrick seconded the motion. Motion carried unanimously by those present.

6. Briefing on Proposed Amendments to the Unified Development Code Including Design Requirements for a New River Improvement Overlay District Relating to San Pedro Creek. [Shanon Shea Miller, Director, Office of Historic Preservation]

Shanon Miller stated that the Unified Development Code (UDC) authorized six RIO Districts which guide development for properties that either abut or are in close proximity to the San Antonio River. She noted that the RIO Districts provide design requirements which would inform the Historic and Design Review Commission (HDRC) process as well as list land use prohibitions which prevent undesirable uses along the San Antonio River. She reported that the current RIO Districts were created in 2002 and updated in 2011. She noted that staff was proposing a RIO 7 District for San Pedro Creek. She noted that with the completion of the Museum Reach and the Mission Reach expansions and dozens of mixed-use and multi-family projects have since been developed in close proximity to the River. She stated that the existing UDC requirements for RIO properties would ensure that new developments follow good urban design practice, contribute to broader neighborhood planning goals, and would respond to the River itself regarding building design and orientation. She noted that development projects were reviewed for conformance with design requirements as part of a public hearing process through the HDRC. She stated that the proposed amendments would allow for the existing RIO requirements to be applied to the San Pedro Creek area in addition to the San Antonio River. She noted that the RIO-7 District would also feature special considerations for site plan development and building design consistent with the Downtown Design Guide (DDG) and would respond to the conditions resulting from the Public Improvement Projects. She stated that informational meetings were held in March 2016 to discuss the project and the proposed design requirements. She noted that comments received had been incorporated into the draft. She stated that staffs worked closely with the San Antonio River Authority (SARA) and draft amendments were made available on the web since May 2016. She added that both the HDRC and the Zoning Commission recommended approval of the draft in August 2016. She noted that staff has briefed the Development Process Task Force. She gave examples of requirements included in the design standards. She stated that the boundaries of the proposed RIO-7 District were preliminary at this time and the ordinance was limited to the UDC Amendments which would authorize the creation of the district and outline the design requirements. She noted that

the RIO-7 zoning overlay would be applied in a separate zoning case this fall which would follow the notification requirements established by the UDC. She stated that approximately 150 properties fell within the proposed boundaries and the large majority of said properties currently had some level of design review either through existing historic designation or by falling within the DDG. She noted that the majority of the properties fall within District 1 with the remaining properties falling within District 5.

Councilmember Lopez moved to recommend and forward UDC Amendments relating to RIO Districts and design requirements for a new RIO District (RIO-7) for San Pedro Creek to the full City Council for consideration on October 13, 2016. Councilmember Warrick seconded the motion. Motion carried unanimously by those present.

7. A Briefing and Possible Action Regarding a Request from the City of Kirby for the City of San Antonio to Adjust its Municipal Boundary by Releasing Approximately 93.1 Acres (0.145 square miles) to the City of Kirby. [Peter Zaroni, Deputy City Manager; Bridgett White, Director, Department of Planning and Community Development]

Bridgett White stated that the City of Kirby (Kirby) approved a resolution requesting the release of approximately 93.1 acres (0.145 square mile) from the City of San Antonio (San Antonio). She noted that State Law allowed adjacent municipalities to mutually agree to boundary changes which were less than 1,000 feet in width. She stated that staff proposed that the City of Kirby receive:

- Tract 1: 36.4 acres found along Springfield Road
- Tract 2: 32.6 acres located between Seguin and Gibbs-Sprawl Road
- Tract 3: 24.1 acres situated east of Ackerman Road

Ms. White noted that Kirby would take ownership of applicable roads and their maintenance and San Antonio would receive revenue sharing from Kirby. She stated that this Municipal Boundary Adjustment (MBA) was analyzed and found to have:

- Logical planning boundaries
- Uniform regulations and service delivery
- Inter-governmental cooperation:
 - Support economic health and growth of regional partners
 - Redevelopment of Kirby's gateways

Ms. White reported that San Antonio would receive 50% of Kirby's taxes and fees of released properties annually over the next 15 years and may receive between \$396,118 (\$26,408 annually) to \$903,911 (\$60,266 annually) over the next 15 years. She noted that due to the MBA; San Antonio would realize cost savings for road maintenance and other City Services. She stated that relinquishing the property to Kirby would enable them to further expand their municipal boundary beyond the Tract 3 Area in the future should San Antonio relinquish its

Extraterritorial Jurisdiction (ETJ). She noted that although San Antonio would cede tax revenues from several significant industrial properties; a major public benefit for both communities would result from the redevelopment of the property and San Antonio would not maintain the aforementioned roads in the future. She stated that the proposed MBA would be brought before the Planning Commission for a hearing on September 28, 2016 and if recommended by the Committee; would be brought before the full City Council on October 6, 2016.

Councilmember Warrick moved to recommend and forward the Kirby MBA to the full City Council for consideration on October 6, 2016. Councilmember Lopez seconded the motion. Motion carried unanimously by those present.

Adjourn

There being no further discussion, the meeting was adjourned at 4:50 p.m.

Respectfully Submitted,



*Denice F. Treviño,
Office of the City Clerk*



Roberto Treviño, Chair