

**NEIGHBORHOODS AND LIVABILITY COUNCIL COMMITTEE**  
**MEETING MINUTES**  
**MONDAY, NOVEMBER 28, 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> ; Peter Zanoni, <i>Deputy City Manager</i> ; Maria Villagómez, <i>Assistant City Manager</i> ; Leticia Vacek, <i>City Clerk</i> ; John Jacks, <i>Interim Director, Center City and Downtown Operations Department</i> ; Roderick Sanchez, <i>Director, Development Services Department</i> ; Xavier Urrutia, <i>Director, Parks and Recreation Department</i> ; Homer Garcia, <i>Interim Assistant Director, Parks and Recreation Department</i> ; Mike Shannon, <i>Assistant Director, Development Services Department</i> ; Denice F. Trevino, <i>Office of the City Clerk</i>
<b>Others Present:</b>	Lynn Osborne Bobbitt, <i>Executive Director, Brackenridge Park Conservancy</i> ; Natalie Griffith, <i>President, Habitat for Humanity of SA</i> ; Jackie Kneupper, <i>SAWS</i> ; Cecilia Picazo, <i>SAWS</i> ; Andres Peña, <i>Kaufman &amp; Killen</i> ; Jerry Arredondo

#### **Call to Order**

Chairman Treviño called the meeting to order.

#### **1. Approval of Minutes for the October 17, 2016 Neighborhoods and Livability Committee Meeting**

Councilmember Warrick moved to approve the Minutes of the October 17, 2016 Neighborhoods and Livability Council Committee Meeting. Councilmember Saldaña seconded the motion. The motion carried unanimously by those present.

#### **Briefing and Possible Action on:**

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

Leticia Vacek stated that there were three Applicants for two slots on the Building Standards Board in the Healthcare Professional At-Large Category. She noted that statements were provided by all applicants of which none were present.

## Executive Session

Councilmember Treviño recessed the Neighborhoods and Livability Council Committee into Executive Session at 3:36 p.m. to discuss legal issues pursuant to Texas Government Code Section 551.074 (personnel matters).

Councilmember Treviño reconvened the meeting at 3:42 p.m. and stated that no action had been taken during the Executive Session.

Councilmember Warrick moved to recommend and forward the appointment of Dr. John P. Dice and Edward Patrick Magallanes to the Building Standards Board in the Healthcare Professional At-Large Category to the full City Council on December 8, 2016. Councilmember Saldaña seconded the motion. The motion carried unanimously by those present.

### **3. A Briefing on Administrative Changes to the Allocation of SAWS Impact Fee Waivers through the Inner City Reinvestment Infill Policy (ICRIP) Fee Waiver Program. [John Jacks, Interim Director, Center City Development and Operations Department]**

Ramiro Gonzales stated that in an effort to encourage infill development, the ICRIP Fee Waiver Program waives certain City Development Fees for eligible development projects as well as SAWS Impact Fees up to 1% of the total project cost. He noted that the SAWS Impact Fee Waivers serve the ICRIP Fee Waiver Program, the Center City Housing Incentive Policy (CCHIP), and other Economic Development Initiatives. He stated that currently, SAWS Waivers were issued through the ICRIP Fee Waiver Program on a first come, first serve basis until all funds were exhausted, at which time the program would close for the remainder of the Fiscal Year (FY). He noted that on October 1, 2016, the SAWS Fee Waiver Program reopened to new funding requests for FY 2017. He noted that the budget was expended and staff closed the program to new SAWS Waiver requests on October 21, 2016 for the remaining FY. He stated that as of October 22, 2016 the total eligible demand for SAWS Waivers was \$1.8 million of the \$3.8 million in overall requests from 157 eligible applications. He noted that there was only \$1 million in SAWS Waivers available for the ICRIP Fee Waiver Program for the FY, which was enough to fund 53% of the total eligible demand. He stated that due to the growing demand for SAWS Impact Fee Waivers, staff was proposing administrative changes to more strategically allocate SAWS Waivers including prioritizing certain types of development, introducing a wait-list, and limiting the number of times a SAWS Waiver could be renewed. He noted that SAWS Waivers were issued on a first come, first serve basis and as such; the entire yearly budget could be allocated to just a few projects without regard to achieving the City's Goals in assisting affordable housing, non-profit, or neighborhood improvement projects. He stated that the first proposed changes would be to group requests by category, allocate a portion of the available budget to each category proportional to the demand, and issue waivers on a first come, first serve basis as follows:

CATEGORY	ALLOCATION OF TOTAL AVAILABLE BUDGET	ALLOCATION OF TOTAL CATEGORY BUDGET
Affordable Housing	50%	Proportional to demand
Non-Profit		Proportional to demand
Single-Family Homes	50%	Proportional to demand
Other residential and mixed use		Proportional to demand
Commercial		Proportional to demand
Industrial		Proportional to demand
Other		Proportional to demand

Mr. Gonzales noted that the proposed changes would take effect immediately. He stated that projects not awarded SAWS Waivers in the first round of funding would be added to a wait-list and have another opportunity the following April. This was due to the fact that additional capacity was often made available in the mid-year as projects with active waivers were cancelled or postponed. He noted that this would provide a second opportunity for funding, if available, to unawarded projects from the first round of funding. He noted that currently, SAWS Waivers expire after six months but could be renewed indefinitely. He stated that staff proposed limiting SAWS Waivers to three renewals, allowing the SAWS Waivers to be available for any one project for a maximum of two years. He stated that the next steps would be to solicit feedback from the Committee and then implement the proposed changes.

Chairman Treviño called upon the citizens registered to speak.

Jerry Arredondo asked of his project. Mr. Gonzales stated that he would speak with him after the meeting.

Natalie Griffith stated that the administrative changes were inadequate and that there were no goals related to Affordable Housing in the Center City Development and Operations Department.

Councilmember Warrick asked if the amounts were related to single or multiple projects. Mr. Gonzales replied that the amounts were related to multiple projects. Councilmember Warrick requested to see the gaps for each category to assess where the need was the greatest and that more funding be allocated to Affordable Housing.

Councilmember Saldaña asked of the amount available for SAWS Waivers. Mr. Gonzales replied that there was \$3 million available in SAWS Waivers.

No action was required for Item 3.

**4. Briefing on the Fredericksburg Road Corridor Study and the Proposed Maverick Conservation District. [Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning and Community Development]**

Bridgett White stated that \$50,000 was allocated in the FY 2016 Budget to fund a study of the Fredericksburg Road Corridor and the proposed Maverick Conservation District. She noted that the Fredericksburg Road Corridor Study Area consisted of approximately 786 acres beginning at IH-10 to the southeast and continuing northwest to the City of Balcones Heights. She stated that the study recommended functional improvements to a portion of the corridor to spur new investment and redevelopment options for three distinct areas along the Fredericksburg Road Corridor. She noted that Fredericksburg Road Corridor Study goals were to:

- Strengthen property values
- Improve physical appearance of public and private realm
- Improve property upkeep and maintenance
- Improve access for pedestrians, bicycles, and transit along corridor
- Strengthen corridor and community identity
- Increase resident satisfaction with the corridor function and aesthetics

She stated that the goals of the proposed Maverick Conservation District were to:

- Address aesthetic enhancements including street trees, public art, landscaped medians
- Apply design standards along the corridor and in the Maverick Neighborhood

Ms. White noted that the report provided an assessment of adopted and existing Land Use, Zoning, Current Area Development Trends, Recent Studies, Overlay Districts, Historic Districts, and the Goals and Objectives of the Near Northwest Community Plan. She stated that the Consultant detailed the obstacles in the study area and described the current physical conditions that hamper the desirability of the area. She noted that the report proposed strategies for reinvestment and design guidelines to improve and maintain the character of the area. She stated that the report incorporated substantial public involvement from two public meetings held on June 27, 2016 and August 24, 2016. She noted that during the August 24, 2016 Meeting, representatives from Maverick, Monticello, Keystone, and Jefferson Neighborhood Associations expressed support for the report's recommendations. She stated that a workshop was held in June 2016 where there were 107 participants. She noted that it was an interactive session with maps and comments taken. She stated that results of the feedback included:

- Safety
  - Lower the speed limit
  - Conflicts with bicycle traffic
- Sidewalks/Crossings
  - Add sidewalks and bike lanes
  - Insufficient pedestrian crossings at bus stops

- Lighting
  - Add pedestrian and street lighting throughout corridor
- Landscaping/Public Art
  - Install planted medians
  - Incorporate public art
  - Shade trees needed along corridor and at Spanish Trail Park

Ms. White reviewed the reinvestment options for all segments of the corridor. She stated that the final report was completed on September 30, 2016. She noted that the report outlined options for functional improvements and aesthetic enhancements along the corridor and did not require adoption by City Council. She stated that Fredericksburg Road was identified as a corridor of significance in the SA Tomorrow Comprehensive Plan. She noted that implementation of the study recommendations would be coordinated through the SA Tomorrow Implementation Framework. She stated that the recommended strategies could be implemented through improvement efforts conducted by the Development Services Department, Transportation and Capital Improvements Department, annual budget allotments, or future bond funding.

Chairman Treviño asked of a possible conflict between the Keystone Neighborhood Conservation District (NCD) and the study plan. Ms. White replied that the study plan could be modified as not to conflict with other NCD's.

Councilmember Warrick asked of the number of participants in the workshop which were business owners. Ms. White stated that 10-15 of the participants were business owners.

No action was required for Item 4.

## **5. Briefing and Recommendation on Brackenridge Park Draft Master Plan. [Maria Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]**

Homer Garcia stated that the Brackenridge Park Draft Master Plan was presented to the Committee in March 2016. He noted that in order to obtain verbal and written comments on the draft document, a total of seven public input meetings were held and concluded in July 2016. He stated that on August 15, 2016, the Parks and Recreation Department presented a summary of citizen comments and feedback of the Draft Master Plan to the Committee. He noted that the Committee approved the Parks and Recreation Department's recommended course of action to move forward with the following three strategies which were supported through public input and comments:

1. Restore natural features and improve water quality
2. Preserve and restore cultural and historic features
3. Increase park visibility and pedestrian access

He reported that the approved course of action by the Committee included the following six interactive events-based master planning activities in the park in October and November 2016:

ENDORSED MASTER PLAN STRATEGY	EVENT
Restore natural, cultural, and historic features	Brackenridge Cultural Soiree
Increase park visibility and connectivity	Brackenridge by Train
Restore historic structures and establish park as national historic landmark and heritage area	Movie at Sunken Garden Theater
Increase park visibility and restore natural features	Brackenridge Nature Bike Tour
Restore natural features	Brackenridge Coffee and Painting Class
Restore cultural and historical features	Brackenridge Archeology Exploration

Mr. Garcia stated that the series of events were advertised in English and Spanish through online publication, social media, and traditional mediums such as print and radio spots. He noted that these sessions offered a variety of options targeting youth, adults, and seniors to engage the public while allowing the opportunity to ask questions regarding the supported Master Plan Strategies, as well as completing a survey. He reported that 861 residents attended the events with 246 surveys completed. He noted that the survey results reaffirmed the supported Master Plan Strategies. He stated that staff recommended the following next steps:

- ❖ Refine document utilizing events-based master planning
- ❖ Update Draft Master Plan based upon public input and policy direction from the Neighborhoods and Livability Committee
- ❖ Present recommended Master Plan document to the full City Council at a January 2017 B Session

Councilmember Warrick suggested that this public input model be utilized for projects in other departments.

No action was required for Item 5.

### **Adjourn**

There being no further discussion, the meeting was adjourned at 4:48 p.m.

*Respectfully Submitted,*

*Denice F. Treviño*

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

*Roberto Treviño*  
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*Roberto Treviño, Chair*