

**NEIGHBORHOODS AND LIVABILITY COUNCIL COMMITTEE  
MEETING MINUTES  
MONDAY, APRIL 17, 2017  
3:30 P.M.  
MUNICIPAL PLAZA BUILDING, B ROOM**

<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> Councilmember Ray Lopez, <i>District 6</i> Councilmember Cris Medina, <i>District 7</i>
<b>Members Absent:</b>	None
<b>Staff Present:</b>	Maria Villagómez, <i>Assistant City Manager</i> ; Douglas Melnick, <i>Chief Sustainability Officer</i> ; Michael Shannon, <i>Interim Director of Development Service Department</i> ; Shanon Miller, <i>Director of Historic Preservation</i> ; Bridgett White, <i>Director, Department of Planning and Community Development</i> ; Vincent Nathan, <i>Assistant Director of Metropolitan Health District</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i>

**Call to Order**

Chairman Treviño called the meeting to order.

**1. Approval of minutes for the March 20, 2017 Neighborhoods and Livability Committee meeting.**

Councilmember Warrick moved to approve the Minutes of the March 20, 2017 Neighborhoods and Livability Council Committee Meeting. Councilmember Lopez seconded the motion. The motion prevailed by the following vote:

AYES: Warrick, Saldaña, Lopez and Treviño

ABSENT: Medina

Councilmember Medina entered the meeting at this time.

**Briefing and Possible Action on:**

- 2. Briefing and Possible Action on a Council Consideration Request by Councilman Roberto C. Treviño, Council District 1, relating to review and update of Section 35-335 "NCD" Neighborhood Conservation District including amendments to "NCD-5" Beacon Hill Area Neighborhood Conservation District.** [Roderick Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services Department]

## Citizen to be Heard

**Cosima Colvin** representing Beacon Hill Area Neighborhood Association (BHANA), stated that Chairman Treviño submitted a Council Consideration Request (CCR) on behalf of the BHANA. She noted that there was language in the design plans that conflicted with guidelines of the NCD. She added that the CCR allowed the BHANA, City Staff, and the design committee to reconsider the design plans. She acknowledged staff and design committee for considering the resident's input in the new design plans.

Michael Shannon provided a briefing on the language that was amended for Beacon Hill NDC that clarified front setbacks for non-residential projects. He stated that Beacon Hill NCD had experienced different development patterns for multifamily residential projects that were not addressed in the NCD. He noted that staff had been collaborating with the neighborhood and the working group since August 2016, to identify other areas of the NCD that needed amendments. He reported that staff recommended the following:

- Continued review of proposed changes with Beacon Hill NCD Property Owners
- Proceed to the Zoning Commission in May or June 2017
- Provide an update to the Neighborhoods and Livability Committee in June 2017
- Move forward to the full City Council for approval

Councilmember Warrick asked of an update on the CCR for Mahncke Park. Mr. Shannon responded that staff wanted to review the language in the policy to ensure that they produced favorable results. He stated that the CCR would be reviewed by the Governance Council Committee in April 2017. In response to Councilmember Warrick, Mr. Shannon stated that NCDs were part of Districts 1, 7, 8, and 9.

Councilmember Medina asked of ways to improve the notification process for neighbors. Mr. Shannon stated that there was a weekly report that citywide neighborhood associations could review.

No action was required for Item 2.

### **3. A Briefing and Possible Action on a Council Consideration Request by Councilman Ray Lopez to amend Chapter 6 of the City Code to establish a five year waiting period after a street has been renamed.** [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

Michael Shannon provided a briefing on Councilman Lopez's CCR to amend Chapter 6 of the City Code to establish a five-year waiting period after a street had been renamed. He stated that consecutive name changes to the same street were not addressed in current codes and that multiple requests can cause inconvenience, confusion, and added costs. He proposed that from the date of the respective City Council Action; a segment of street that City Council has approved for change of name or addition of memorial designation may not be altered for a period of five years. He requested that the Committee approve the CCR to proceed to the Planning Commission and then to the City Council for full consideration.

In response to Councilmember Medina, Mr. Shannon responded that the CCR would apply to memorial designations.

Councilmember Lopez moved to approve the CCR to proceed to the Planning Commission and then to the City Council for full consideration. Councilmember Warrick seconded the motion. The motion carried unanimously.

**4. A Council Consideration Request by Councilman Roberto C. Treviño, District 1, regarding additional penalties for illegal demolition of historic properties and properties located within Neighborhood Conservation Districts.** [Roderick Sanchez, Assistant City Manager, Shanon Miller, Director, Office of Historic Preservation; Michael Shannon, Interim Director, Development Services]

Shanon Miller provided a briefing on Councilman Treviño's CCR to review current penalties for demolition without a permit and to explore additional penalties for illegal demolition of historic landmarks and properties within a historic district or NCD. She noted that the issue was that licensed contractors may perform a demolition very quickly with little ramification. She added that staff had the following recommendations:

- Strengthening demolition penalties by maximum allowed by state law for historic and citywide non-historic demolitions
- Close loopholes for eligible properties
- Consider dismantling ordinance for properties over a certain age

Ms. Miller requested that Unified Development Code Amendments be drafted and presented to the City Council and further development of dismantling the current ordinance.

Chairman Treviño stated that he agreed that the City needed to create safe guards that would prevent illegal destruction and demolitions of historic structures.

Councilmember Warrick asked how often historic properties was illegally demolished. Ms. Miller responded that it did not happen often but the message was to prevent illegal destruction and demolitions of historic properties from occurring.

Councilmember Warrick moved to approve that the Unified Development Code Amendments be drafted and presented to City Council and further development of dismantling the current ordinance. Councilmember Medina seconded the motion. The motion carried unanimously.

**5. Briefing and possible action on a Council Consideration Request by Councilman Alan Warrick II amending Chapter 10 Building-Related Codes of the City Code of San Antonio, Texas, by adding a penalty requiring the withholding of certificates of occupancies for one year to commercial businesses that previously had their certificates revoked at least twice.** [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

Michael Shannon provided a briefing on Councilman Warrick's CCR to amend Chapter 10 Building-Related Codes of the City Code of San Antonio, Texas, by adding a penalty requiring the withholding of certificates of occupancies for one-year to commercial businesses that have had certificates revoked twice. He noted that businesses with violations negatively affect health, safety and quality of life of surrounding neighborhoods.

In response to Councilmember Warrick, Mr. Shannon responded that the City would close down the violator's new business that they open after the previous business had been closed. Councilmember Warrick asked why staff suggested closing the business for a year. Mr. Shannon stated that they thought it would be fair to allow the violators time to work toward correcting the violations.

Councilmember Saldaña asked for examples of business owners that become repeat violators. Mr. Shannon responded that there was a business owner of a recycling facility that was operating out of zoning regulations. He noted that the violations were affecting the neighborhood and the facility was closed down. He added that the same business owner had opened a new location and was not complying with zoning regulations at the new location.

Councilmember Warrick moved to forward proposed changes to amend Chapter 10 to the full City Council. Councilmember Lopez seconded the motion. The motion carried unanimously.

**6. Briefing on The San Antonio Metropolitan Health District's Strategic Plan for CY 2017-2019.** [Erik Walsh, Deputy City Manager; Colleen M. Bridger, MPH, PhD, Director, Health]

Colleen Bridger provided a briefing on the San Antonio Metropolitan Health District's Strategic Plan for calendar year 2017-2019. She stated that the four prioritized health indicators were:

1. Obesity in Adults and Children
2. Type 2 Diabetes
3. Ozone Levels
4. Immunizations for vaccine-preventable diseases in children

Dr. Bridger noted that the next steps were to share the plans with the community and align the strategic plan to the FY 2018 Budget. She added that there would be annual updates on progress through City Council Committees and the Department Annual Report.

Chairman Treviño asked if there had been communication with local school districts on the hazards of high ozone levels. Doug Melnick responded that staff was collecting health information regarding air quality to finalize a strategy to convey the issues to the community.

Councilmember Warrick asked about benchmarks to identify if the City was on target in the future. Dr. Bridger responded that there would be a hyper link located on the memo that would be provided to the City Council for review. Councilmember Warrick suggested that staff provide more health strategies to communities that have increased health concerns.

Councilmember Medina asked of a dedicated staff member in the Metropolitan Health Department that partners with Public Affairs to get the message out to the bilingual community. Dr. Bridger responded that Metropolitan Health Department publishes everything in both English and Spanish.

No action was required for Item 6.

**7. Report on Head Start February 2017 Program and Fiscal Activities.** [María Villagómez, Assistant City Manager; Melody Woosley, Director, Department of Human Services]

Item 7 was not addressed.

**Adjourn**

There being no further discussion, the meeting was adjourned at 5:05 p.m.

*Respectfully Submitted,*

  

---

*Roberto Treviño, Chair*

---

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

