

**COMPREHENSIVE PLAN COUNCIL COMMITTEE  
MEETING MINUTES  
WEDNESDAY, MAY 16, 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>	Bridgett White, <i>Director of Planning</i> ; Verónica Soto, <i>Director of Neighborhood and Housing Services</i> ; Laura Salinas-Martinez, <i>Interim Assistant Director of Neighborhood and Housing Services</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i>
<b>Others Present:</b>	Jay Renkens, <i>Moore Iacofano Goltsman, Inc.</i> ; Linda Ximenes, <i>Ximenes and Associates</i> ; Sonia Jimenez, <i>Ximenes and Associates</i> ; June Kachtik, <i>Scenic San Antonio</i> ; Dr. Homer Hayes, <i>Tier 1 Neighborhood Coalition</i> ; Tami Kegley, <i>Alta Vista Neighborhood Association</i> ; Maria Tijerina; <i>COPS/Metro Alliance</i>

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

Item 1 was not addressed.

**2. Briefing on the SA Tomorrow Area Planning Services - Year 2 Consultant Contract Award.**  
[Peter Zanoni, Deputy City Manager; Bridgett White, Director, Planning Department]

Jay Renkens provided a briefing on the services that Moore Iacofano Goltsman, Inc. was contracted to perform for the City of San Antonio. He noted the team that they partnered with on the SA Tomorrow Area Planning included:

- Economic & Planning Systems, Inc.
- MOSAIC Planning and Development Services
- Cambridge Systematics, Inc.
- Auxiliary Marketing Services
- Ximenes and Associates
- Fregonese Associates
- BowTie

Mr. Renkens reported that Moore Iacofano Goltsman started with a Chartering Phase that was custom to the City's Planning Areas. He stated that the project was divided in seven sections:

1. Project Chartering
2. Analysis and Visioning

3. Plan Framework
4. Modeling and Visualization
5. Recommendations and Implementation Strategies
6. Documentation and Adoption
7. Ongoing Coordination Engagement

He stated that the input and participation were essential to the planning process. He noted that there would be a formal and informal opportunities for public engagement throughout the planning process.

Bridgett White stated that there were seven subcontractors that included 58 individuals with expertise. She noted that the project would create 25 positions and that the estimated cost for the additional positions was over \$2 million. She added that after Committee Consideration; staff would take the item to the full City Council. She mentioned that following adoption, the project would start in late 2019.

Bridgett White reported that year-two contract would allow the City to implement the second phase of the Regional Center and Community Plans. She stated that there were 38 Neighborhood Plans and that 12 Plans had been updated. She noted that there were various neighborhoods that did not have Neighborhood Plans or did not want to engage in the planning process. She added that residents were invited to participate in the Subarea Planning. She mentioned that the Subarea Plan would overlap with any existing Neighborhood and Community Plans to align with the Citywide Functional Plans.

### *Citizens to be heard*

Chairperson Gonzales called upon the citizens registered to speak.

June Kachtik stated that she was in support of stakeholders in the community being included in the Regional Planning.

Dr. Homer Hayes thanked the Committee and staff for allowing the residents to be involved in updating the Neighborhood Plans.

Councilmember Courage suggested that staff contact the Councilmembers of the neighborhoods that were not interested in being engaged in the planning process.

Councilmember Treviño asked that staff add a Resource Base Analysis that describes the distinctiveness of each community. He stated that it would complement the SWOT Analysis illustrated in the Comprehensive Plan.

Councilmember Courage moved to forward the contract to the full City Council for approval. Councilmember Treviño second the motion. The motion carried unanimously.

3. **A briefing and possible action on the Council Consideration Request (CCR) to update the Alta Vista Neighborhood Conservation District.** [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services Department]

Michael Shannon reported that in December 2016, Councilmember Treviño submitted a Council Consideration Request to amend the Alta Vista Neighborhood Conservation District (NCD) language to protect the intended standards of the Conservation District in Article 3 of the Unified Development Code. He stated that as of October 2017, the Development Services Department had met with a Review Committee formed by the Alta Vista Neighborhood Association. He noted that the Review Committee and staff developed proposed revisions to the NCD.

Mr. Shannon stated that the Conservation District was a set of guidelines on how development should occur in a specific neighborhood. He noted that a Conservation District was a tool planned to preserve the unique characteristics of a neighborhood. He added that the Conservation District included regulations that neighborhoods could adopt as a safeguard to structural design standards and that only nine neighborhoods utilized the tool. He mentioned that the objective was to update the residential standards but that there was no zoning or boundaries changed.

Mr. Shannon stated that staff recommended forwarding the NCD Residential Amendments to the full City Council for consideration.

#### *Citizens to be heard*

Chairperson Gonzales called upon Ms. Tami Kegley to speak.

Tami Kegley stated that she was in support of the Committee moving the item to the full City Council for consideration.

Councilmember Treviño acknowledged the residents and staff for collaborating on this effort.

In response to Councilmember Courage, Mr. Shannon stated that new construction was required to meet Conservation District Standards. He noted that construction prior to the Conservation District was not intended to meet the criteria.

Chairperson Gonzales asked why this item was not assigned to the Historic Preservation Department. Mr. Shannon replied that the Conservation Districts were not historic residential property.

Councilmember Treviño moved to forward the NCD Residential Amendments to the full City Council for consideration. Councilmember Shaw second the motion. The motion carried unanimously.

#### **4. Briefing and possible action on the FY 2019 HUD Action Plan and Budget for the City's four U.S. Department of Housing and Urban Development (HUD) grant programs including 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 Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]**

Verónica Soto provided a briefing on the FY 2019 HUD Action Plan and Budget for administering programs funded through the City's U.S. Department of Housing and Urban Development (HUD) Grants. She stated that the HUD Grant Programs included the Community Development Block Grant

(CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) Grant. She noted that the City anticipated receiving approximately \$20.9 million in federal entitlements awarded through HUD. She added that the funds would meet the needs of persons who were of low and moderate income; and for preserving and developing low income communities. She stated that the City created the FY 2019 HUD Action Plan and Budget and this was the fourth year under the five-year FY 2016-2020 Consolidated Plan.

Ms. Soto reported that HUD required the development of a FY 2016-2020 Consolidated Plan. She stated that the staff established a community engagement process to assist in reviewing community needs. She noted that they set the priorities of the Strategic Plan Funding Priorities based on the results. She added that the Funding Priorities provided decent, safe, affordable housing; neighborhood revitalization efforts; special needs populations; housing and supportive services for the homeless population; and economic development.

Ms. Soto stated that the FY 2019 HUD Action Plan and Budget had a total of \$21,134,235 available funds. She noted that the City received an increase of \$1.6 million from FY 2018. She added that the FY 2019 HUD Budget was proposed for the following four Grant Programs.

1. Community Development Block Grant - \$12,991,544
2. HOME Investment Partnerships Program - \$5,491,627
3. Housing Opportunities for Persons with AIDS - \$1,606,272
4. Emergency Solutions Grant - \$1,044,792

Ms. Soto stated that the Action Plan and Budget totaled \$13.5 million in CDBG and HOME Funding. She noted that staff had to submit the Action Plan Request to HUD by August 15, 2018. She added that there would be public hearings in June and August; and that they would be brought to the full City Council on August 2, 2018. She stated that staff recommended forwarding the proposed FY 2019 HUD Action Plan and Budget for the City's four HUD Grant Programs to the full City Council.

### *Citizens to be heard*

Chairperson Gonzales called upon Ms. Maria Tijerina to speak.

Maria Tijerina asked that the Committee consider allocating \$6.5 million to new applicants of Owner Occupied Housing Rehab for FY 2019.

Chairperson Gonzales asked if staff was utilizing the recommendations from the Mayor's Housing Task Force. Peter Zanoni responded that they had not received a final report from the Task Force.

In response to Councilmember Courage, Ms. Soto stated that the Committee could move to have funding targeted to families below the Area Median Income (AMI) of 80%.

Councilmember Treviño asked how staff determined the amount that each Grant Program would receive in funding. Ms. Soto responded that the approach staff used to designate the amount each Grant

Program received was identified by activity from the prior year. She stated that they used the matrix required by HUD.

Councilmember Courage moved to have CDBG Funding targeted to families below the AMI of 60%.

Councilmember Saldaña asked when staff was aware of the entitlement grant from HUD. Ms. Soto replied that they received the award letter two weeks ago.

Councilmember Shaw stated that he needed more data from staff and input from the community to determine the amount of funding each Grant Program should receive.

Councilmember Courage withdrew his motion.

Councilmember Shaw moved to forward the recommendation to the full City Council for consideration. Councilmember Treviño second the motion. The motion carried unanimously.

### **Adjourn**

There being no further discussion, the meeting was adjourned at 11:57 a.m.

*Respectfully Submitted,*



---

*Shirley Gonzales, Chairperson*



---

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

