

PLANNING AND COMMUNITY DEVELOPMENT  
COUNCIL COMMITTEE MEETING MINUTES  
WEDNESDAY, OCTOBER 14, 2019  
2:00 PM  
MUNICIPAL PLAZA ROOM B  
MUNICIPAL PLAZA BUILDING

<b>Members Present:</b>	Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Roberto Treviño, <i>District 1</i> Councilmember Jada Andrews-Sullivan, <i>District 2</i> Councilmember Rebecca Viagran, <i>District 3</i> Councilmember John Courage, <i>District 9</i>
<b>Staff Present:</b>	Lori Houston, <i>Assistant City Manager</i> ; Mike Shannon, <i>Development Services Director</i> ; Andrew Garcia, <i>City Attorney</i> ; Leticia M. Vacek, <i>City Clerk</i> ; Bridgett White, <i>Director of Planning Department</i> ; Colleen Swain, <i>World Heritage Director</i> ; Bobby Hamilton, <i>Planning</i> ; Jacob Floyd, <i>Planning</i> ; Chris Ryerson <i>Planning</i> ; Allison Shea, <i>Neighborhood Services</i> ; Ian Benavides, <i>Neighborhood Services</i> ; Denzel Maxwell, <i>Executive Management Assistant</i> ; Brandon Smith, <i>Office of the City Clerk</i>
<b>Others Present:</b>	Debra Guerrero, <i>NRP Group</i> ; Nick Walsh, <i>NRP Group</i> ; Michael Taylor, <i>Cross Timber Homes</i> ; Natalie Griffith, <i>Habitat for Humanity</i> ; John Butchkosky, <i>Texas Alliance for Human Needs</i> ; Brad McMurray, <i>Prospera</i> ; Steve Graham, <i>San Antonio River Authority</i>

**1. Approval of the Minutes for the August 12, 2019 Planning & Community Development Meeting.**

Councilmember Courage moved to approve the minutes from the August 12, 2019 Planning & Community Development Committee Meeting. Councilmember Viagran seconded the motion. Motion carried unanimously by those present.

**CONSENT AGENDA**

Committee Chair Gonzales entertained the approval of consent agenda items 2, 3, and 4. Councilmember Courage moved to approve the consent agenda items. Councilmember Viagran seconded the motion. Motion carried unanimously by those present.

**2. Resolution of No Objection for The NRP Group LLC's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of 1604 Lofts, a 324 unit affordable multi-family rental housing development, located at the Northwest Corner of E Loop 1604 and Weichold Road Council District 2. [Lori Houston, *Assistant City Manager*; Verónica R. Soto, *Director, Neighborhood and Housing Services*]**

3. **Resolution of No Objection for The NRP Group LLC's application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of Kitty Hawk Flats, a 240 unit affordable multi-family rental housing development, located at 7219 Crestway Drive in San Antonio's Extra Territorial Jurisdiction.** [Lori Houston, *Assistant City Manager*; Verónica R. Soto, *Director, Neighborhood and Housing Services*]
4. **Consideration of the proposed Program Policies for HUD-Funded Affordable Housing Activities as required by the US Department of Housing and Urban Development.** [Lori Houston, *Assistant City Manager*; Verónica R. Soto, *Director, Neighborhood and Housing Services*]

## **ITEMS FOR INDIVIDUAL CONSIDERATION**

5. **Briefing and possible action on the Downtown Area Regional Center Plan.** [Lori Houston, *Assistant City Manager*; Bridgett White, *Director, Planning Department*]

Bridgett White presented a briefing on the fifth of a series of sub-area plans for the Downtown Area Regional Center Plan to implement the SA Tomorrow Plan which was adopted by the City in 2016. Ms. White stated the Downtown Regional Center (DRC) is one of the 13 regional centers identified as a major employment center and serves as one of the four major building blocks of the Comprehensive Programming Plan (CCP) due to its high concentration of employment. She identified major landmarks, major institutions, city departments and neighborhoods located in the region. She stated the Planning and Community Development developed a twenty-four month process and executed outreach and engagement plans to implement the CCP Visions and Goals and reflecting the value of the unique assets of downtown.

Ms. White stated that the Plan framework would shape future downtown development through key improvements and concepts. She noted that the Planning Team studied existing conditions to identify local community values and priorities. She added that additional outreach was captured from a broad area of downtown residents and stakeholders. She stated land use recommendations were evaluated through the use of zoning tools; and that the effectiveness of existing regulations and parking management were reviewed in order to achieve the vision for this regional center. She identified focus areas most suited for change to the downtown area to accommodate growth. She noted there would be the future creation of compact walkable places and six corridors for future mixed-used areas. She identified investment areas important to success of downtown: Broadway area, Hemisphere area, Zona Cultural, and the Downtown core.

Ms. White outlined mobility recommendations, stating that instead of expanding roadways, roadways would become more diversified to provide safe and comfortable transportation options. She added that new transit connections to the downtown area would be created to support enhanced transportation services.

Ms. White discussed proposed amenities and infrastructure improvement to ensure the DRC is inviting and engaging for future generations. She identified two catalytic projects that were selected for more detailed conceptual designs, whether or not to be implemented in the future will be determined in the future.

Ms. White discussed the Plan would continue to support affordability and market rate development of housing accessible to a diversified population in the DRC. She added that the Plan called for continued support and growth of economic development in the region in order to take advantage of emerging diversified job opportunities in tech, entertainment, arts and culture and business employment.

Ms. White identified sub-area profiles and priorities plans that were developed for each of the seven local downtown neighborhoods with a focus on prior planning efforts and specific recommendations for each neighborhood.

Ms. White stated that the implementation of the City's Comprehensive Plan for developing the regional center would take place over the next ten years. Ms. White added that the adoption process called for a hearing before the Planning Commission on October 23, 2019, with anticipated City Council adoption on December 5, 2019. She provided a brief recap of implementation phases for the thirty SA Tomorrow Sub-Area Plans.

Councilmember Andrews-Sullivan asked how would the proposed elimination of parking lots at the Alamodome affect parking availability in order to accommodate future area residents. Ms. White stated the Plan proposed area concepts of walkability, mixed-use development and hidden parking transitions. She stated a number of catalytic sites were proposed to address this possible issue and it would need to be determined which concepts would be developed.

Councilmember Viagran asked if historic landmarks and monuments would be incorporated into the Plan. Ms. White replied that the stated first goal was to preserve downtown's authenticity as the Plan was implemented.

Chairwoman Gonzales asked if all surrounding neighborhoods are supportive. Ms. White stated they are generally supportive and that neighborhoods would be included in the East side Plan.

Councilmember Treviño moved to recommend and forward the Downtown Regional Center Plan as proposed by staff to the next Planning Commission meeting. Councilmember Viagran seconded the motion. The motion carried unanimously by those present.

**6. Briefing and possible action on proposed ordinance adopting a policy for the issuance of resolutions of support or no objection for Applicants seeking housing tax credits from the Texas Department of Housing and Community Affairs. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]**

Ian Benavides presented a background on housing tax credits. Mr. Benavides stated that the federal government allocated housing tax credits to the states; in turn, State housing agencies allocated credits to local municipalities for the development of affordable housing. He stated that in order to receive housing tax credits, the City needed to provide resolutions of support, with no objections, to either 9% projects or 4% projects. He stated a total of 40 projects were considered by City Council during the 2017-2019 policy review period and that no 4% projects were awarded engagement points. He added that 44% of 9% projects were awarded engagement points which represented approximately 1,700 affordable housing units that were built during the period. Mr. Benavides provided the policy development timeline and stated that the next step in the policy adoption process called for a review of the policy before the Housing Commission on October 23, 2019, with anticipated City Council adoption on October 31, 2019.

Mr. Benavides stated that staff ensured the housing tax credit aligned with the City's housing policy framework and priorities through outreach and engagement initiatives with the SA Tomorrow Regional Centers, City Council Offices, and through public participation. He added that focus groups of 23-35 stakeholders were created and a public survey provided 133 responses providing input for additional important amenities and resident services.

Mr. Benavides outlined major proposed changes, as follows:

- Addition of new categories: 1) proximity to jobs; and 2) deeper affordability
- New thresholds for Resolutions of Support and No Objection
- Addition that the project cannot cause direct displacement
- Notification of council member not proof of coordination
- Additional targeted areas
- Additional Amenities & Resident Services category
- Additional notification requirements to earn public engagement points

Mr. Benavides provided proposed evaluation criteria based on public engagement points.

Chairwoman Gonzales asked which the proposed changes were initiated by the City. Mr. Benavides replied that some changes were made to the City's policy in the areas of deeper affordability, displacement, notification to council members, and targeted areas, in order to better align with the state criteria. He provided the state's proposed changes were to the Amenities & Resident Services category.

Councilmember Andrews-Sullivan asked how many letters of no objections were issued for the past year. Mr. Benavides replied that a total of 13 were issued during the policy review period 2017-2019, comprised of two 4% projects in FY 2018 and eleven 4% projects in 2019.

Councilmember Andrews-Sullivan requested a list of 2018 and 2019 projects which are still pending, which have closed, and which projects have been withdrawn. Mr. Benavides replied that he would provide the information.

Councilmember Andrews-Sullivan moved to recommend the proposed Ordinance Adopting a Policy for the Issuance of Resolutions of Support or No Objection for Applicants seeking Housing Tax Credits as proposed by staff to the City Council. Councilmember Perry seconded the motion. The motion carried unanimously by those present.

## **7. Consideration of At-Large Appointments to the Building Standards Board (4 Slots)** [Leticia M. Vacek, *City Clerk*]

Committee Chair Gonzales began with interviews before the Committee from the Building Standards Board (BSB) Slate of Applicants:

***Joshua Powel*** stated that he has been a paramedic for the past 6 years and would like to lend his expertise in service to the City of San Antonio. Committee Chair Gonzales asked Mr. Powell if his schedule would accommodate BSB Thursday Meetings. He replied in the affirmative noting that he was off on Thursdays.

**Robert Tapia** stated that he was retired from the military, had been a draftsman for 15 years and had a strong background in engineering. He noted that he was born and raised in San Antonio and that he desired to serve the community. Committee Chair Gonzales asked if he had any commitments that would hinder him from attending BSB Meetings. He responded in the negative and confirmed that he had nothing preventing him from attending meetings. Councilmember Courage asked if he was a member of any other boards, commissions or committees. Mr. Tapia replied that he did not serve on any other boards. Councilmember Viagran acknowledged that Mr. Tapia submitted applications for two categories and asked which of the two categories his preference was. He responded that he preferred the category of Architect.

**Celencia Guillory** stated that she had retired from the military and had been a San Antonio resident for two years. She noted that initially her background was in finance and that she had transitioned to medical services. She added that her family has always encouraged serving others and that was her motivation to serve the community. In response to Committee Chair Gonzales, she explained that her sorority admonished her to actively serve the community; hence, through online research, she discovered the Building Standards Board At-Large positions for appointment.

Councilmember Courage referenced the categories of the resigned BSB members and asked if those categories could be utilized to better accommodate appointments to the board. In response to Councilmember Courage, Mike Shannon confirmed that board members identified as eligible for multiple categories could transition to other categories to accommodate board appointments.

Councilmember Courage moved to forward for the following recommendations to the full Council for consideration: Joshua S. Powell, Healthcare Professional; Robert Tapia, Architect – Adaptive Reuse of Historic Buildings; Celencia Guillory, Veteran; and Chavernay Perron, Healthcare Professional. Councilmember Andrews-Sullivan seconded the motion. Motion carried unanimously.

In response to Committee Chair Gonzales, Leticia Vacek stated that **Chaverney Perron** did not submit a statement; however, she was very interested in appointment to the board. Ms. Vacek noted that Ms. Perron was a nurse and that a work schedule conflict precluded her from attending to address the Committee. In response to Councilmember Viagran, Mrs. Vacek noted that Ms. Perron would be able to attend Thursday Meetings.

#### **8. Briefing on the implementation of the Alamo Plan** [Douglass McDonald, *Chief Executive Officer, The Alamo*]

Lori Houston provided history and background regarding the Alamo Plan Implementation. She stated that the item was a briefing and status update on the implementation of the Alamo Plan. She noted that planning efforts for the Alamo Plan were managed by a management team comprised two members from the following stakeholder entities: 1) The Alamo Trust; 2) The General Land Office; and 3) The City of San Antonio represented by City Manager Erik Walsh and Councilmember Roberto Trevino.

Ms. Houston informed the Committee that an executive session has been posted in the event there are questions involving litigation or Archeology. Councilmember Viagran referenced a news article regarding human remains being found during process. She asked if questions may be addressed regarding such an issue. City Attorney Andrew Segovia stated that questions regarding litigation should be addressed in executive session.

Douglass McDonald provided a twelve month timeline identifying the progress accomplished on the Alamo Plan Project which is estimated to be completed by FY 2024. He noted the retention of Broaddus and Associates to the transformational project. He introduced Gilbert Gallegos, Broaddus & Associates Senior Vice President, who addressed the Committee expressing the firm's excitement to manage this momentous project.

Councilmember Viagran asked when the weekly updates began. Mr. McDonald replied that the weekly email updates began in July, prior to the archeological dig project.

Councilmember Viagran asked how long would the fencing and security bollards be in place. Mr. McDonald stated the fencing protects pedestrians from a curb which has been eliminated during the construction process and that project should be completed by the end of November. He stated the construction of the security ballards should be completed by the end of the year.

Councilmember Viagran asked that an Open Records Request be processed to identify the six firms that bid on the transformational project besides Broaddus & Associates and to identify all other team members working on the transformational project.

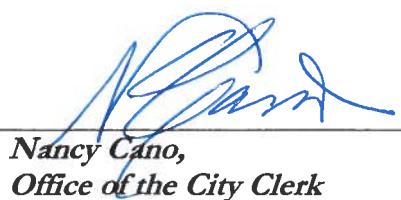
Councilmember Perry asked what the current budget was and what are the funding sources. Mr. McDonald stated that the State has approved funding of \$125 million, the City has authorized \$38 million through two different bond projects; and the Alamo Trust is set to raise \$150 million from the private sector.

Chairwoman Gonzales asked who is the reporting authority for all of the project site construction workers and the archeological staff. Mr. McDonald replied that the General Land Office (GLO) has direct contracts with all project staff. He added that the GLO has contracted Project Control, Inc., a local project management firm, to oversee all staff. He stated that Project Control, Inc. reports to Jeff Kaufman, Head of Construction Services for the GLO.

#### **ADJOURN**

There being no further discussion, the meeting was adjourned at 3:50 p.m.

*Respectfully Submitted,*

  
Nancy Cano,  
Office of the City Clerk

  
Shirley Gonzales, Chair