

MAYOR’S TASK FORCE ON PRESERVING DYNAMIC AND DIVERSE NEIGHBORHOODS
MEETING MINUTES
THURSDAY, FEBRUARY 12, 2015
3:30 PM
MEDIA BRIEFING ROOM

Members Present: Councilmember Roberto Treviño, *District 1*
Councilmember Rebecca Viagran, *District 1*
Councilmember Rey Saldaña, *District 4*
Councilmember Shirley Gonzales, *District 5*
David Adelman
Maria Berriozabal
Christine Drennon
Jackie Gorman
Nettie Hinton
Richard Milk
Susan Sheeran

Members Absent: Mayor Ivy Taylor
Rod Radle

Staff Present: Carlos Contreras, *Assistant City Manager*; Hollis Young, *Deputy City Attorney*; Ed Guzman, *Assistant City Attorney*; Lori Houston, *Director, Center City Development & Operations Department*; Richard Keith, *Assistant Director, Department of Human Services*; Thomas Morgan, *Assistant Director, Department of Planning and Community Development*; Michael Taylor, *Interim Assistant Director, Department of Planning and Community Development*; Christopher Looney, *Policy Administrator, Development Services Department*; Denice F. Trevino, *Office of the City Clerk*

Also Present: Graciela Sánchez, *Esperanza*

Call to Order

Councilmember Viagran called the meeting to order in the absence of Mayor Taylor.

1. Approval of Minutes from the February 3, 2015 Meeting of the Task Force on Preserving Dynamic and Diverse Neighborhoods

David Adelman moved to approve the minutes of the February 3, 2015 Meeting of the Mayor’s Task Force on Preserving Dynamic and Diverse Neighborhoods. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

Point of Personal Privilege

Councilmember Viagran recognized David Adelman for a Point of Personal Privilege.

Mr. Adelman suggested the development of a Relocation Assistance Policy which would seek funding to support direct dislocation of Citizens as a result of incentives provided to Developers by the City.

Nettie Hinton expressed concern that said incentives provided by the City would attract Developments that would not be affordable for Citizens.

Briefing and Possible Action on:

2. A Briefing and Discussion on the Zoning Notification Process [Development Services]

Roderick Sanchez reported that State Law required notification to Property Owners within 200 feet of proposed Zoning Changes. He noted that the City Notification Process utilized the following additional means of notification:

- Signs
- Notification of Neighborhood Associations registered within 200 feet of the proposed Zoning Changes
- Notification of the Planning Team for Neighborhood or Community Plans within 200 feet of the proposed Zoning Changes
- Development Services Department Website

Mr. Sanchez noted that the City's Notification Process exceeded that required by the State.

Christopher Looney provided the following recommendations based on discussions held at the previous meeting:

1. To address the issue of Zoning Changes which would affect Renters; Property Owners submitting Applications for Re-Zoning would be required to provide the names and addresses of Renters or Tenants residing on the Subject Property to the City. He stated that the City would provide notification to said Renters or Tenants on the Subject Property

Mr. Looney stated that very few Zoning Changes included properties housing Tenants; therefore the increase in costs (paper, ink, postage, etc.) would be minimal.

2. Increase the size of the sign posted on the Property and add general information regarding the request, e.g. from Commercial to Residential.

Mr. Looney stated that at the request of the Task Force, staff addressed methods to identify Renters/Tenants located within 200 feet of the proposed Zoning Changes. He noted that identification of Renters/Tenants via field work would be costly in both dollars and safety and was therefore not recommended by staff. He indicated that if notification of Renters/Tenants was codified and a Renter/Tenant was overlooked, the Rezoning Case could be deemed invalid if challenged. He stated that the City did not have access to Renter/Tenant Address Data. He noted that staff contacted City Public Service (CPS) Energy and the United States Postal Service (USPS) and inquired if the City could be granted access to Renter/Tenant Address Data. He reported that CPS Energy was not able to provide address data due to privacy issues and USPS would only provide Address Data to Addressing Authorities that were changing or correcting addresses and would not be able to provide updated information within the time frame of a Re-Zoning Case.

Maria Berriozabal asked how Marketing Companies were able to access Address Data of Renters/Tenants. Mr. Looney replied that said data was obtained from those who agreed to release said Address Data.

Councilmember Treviño asked if Address Data from the 911 System could be utilized. Mr. Looney replied that said System could only provide Building Numbers of Apartments and not Apartment Numbers.

Councilmember Gonzales asked if flyers could be distributed to Renters/Tenants within 200 feet of the proposed Zoning Changes. Mr. Looney replied that there were safety concerns in utilizing this notification method and that access to all Renters/Tenants would be limited in certain areas.

Councilmember Viagran asked of notification to businesses within 200 feet of the proposed Zoning Changes. Mr. Looney replied that only businesses that were the Property Owners were currently notified.

Mr. Looney confirmed that any recommendations would require a revision to the Unified Development Code (UDC).

Jackie Gorman noted that businesses could be identified by utilizing the Bexar County Appraisal District's Website Property Map Search Application.

Susan Sheeran recommended that the topic of how to reach Renters/Tenants within 200 feet of proposed Zoning Changes should be explored further by the Commission to be developed to address Neighborhood Issues and Changes.

Christine Drennon noted that 50% of San Antonio Residents were Renters.

Mrs. Berriozabal noted that there were instances when signs for the notification of Zoning Changes were not placed far enough in advance of said Zoning Changes.

Mr. Looney stated that the next standard larger size offered by the current Vendor that made the existing signs was 24"X36". He noted that this size would more than double current sign costs (from approximately \$8 dollars to \$18 dollars per sign) which might necessitate an increase in Case Submittal Fees.

Carlos Contreras stated that the option of extending the length of notice given would be added as a recommendation of the Task Force in the Draft Report.

3. A Discussion on Potential Future Public Meeting Dates and Agenda Topics

Michael Taylor stated that an Open House Format was suggested by the Task Force. He noted that said format would enable the greatest number of Residents to attend. He stated that staff proposed that said Open House be held from 6:00-8:00 p.m. on designated dates and suggested the Central Library as the primary location for the Open House. He added that an Open House could be held at multiple locations on each side of the City such as:

- Mission Branch Library (Roosevelt Avenue)
- San Pedro Library (San Pedro Avenue)
- Tobin Branch Library (Harry Wurzbach Road)
- Carver Branch Library (E. Commerce Street)

- Las Palmas Library (Castroville Road)

He stated that outreach would be accomplished by:

- Posting invitation on the City's Rotating Banner on the sanantonio.gov Home Page
- Posting invitation on the City's Facebook Account
- Issuing a Press Release
- Posting flyers at Libraries and Community Centers
- Utilizing City Councilmember's Email Distribution Lists
- Utilizing Email Distribution Lists of Registered Neighborhood Associations
- Providing outreach by Task Force Members

Mr. Taylor reviewed the Open House Format:

- Citizens would be invited to attend between the hours of 6:00 and 8:00 p.m. to review the Task Force Recommendations, have questions answered, and provide input. He noted that staff suggested that Mayor Taylor provide opening remarks. He added that a formal presentation of the recommendations was not planned.
- Hosts would welcome Attendees, collect Contact Information, and review the Meeting Format.
- Background information and draft recommendations would be displayed on posters placed on easels and arranged throughout the Venue.
- Task Force Members and staff would be positioned next to the posters to answer questions.
- A station would be available where participants could provide written input.
- A Virtual Open House would be posted online.

Mr. Taylor noted that:

- Input would be collected via a Survey and a Dot Density Exercise
- Survey would include questions to gauge reactions to the individual Task Force Recommendations and a Comment Box would be posted online
- Dot Density Exercise would allow Attendees to identify areas where they believed neighborhood change was occurring or was likely to occur by placing a dot on a map
- Survey and Dot Density Exercise would be available online
- Survey responses and Dot Density Exercise results would be provided to the Task Force for review and discussion

Councilmember Viagran asked of the timing of the Open House(s). Mr. Taylor proposed that said Open House(s) be held the last week of February or the first week of March 2015.

Councilmember Saldaña suggested that several Open Houses be held. He recommended partnering with Non-Profit Organizations that provide relevant assistance.

Ms. Hinton noted that February was Black History Month which would decrease attendance at said Open Houses. She suggested that the Open House Model for gathering Citizen Input should not be utilized. She stated that delivery of a presentation followed by a Question and Answer Session would be the best way to communicate with Citizens. The Committee Members agreed that a presentation followed by a question and answer session would be more appropriate than an Open House Format.

The Committee discussed various Venues for the presentations. Councilmember Viagran suggested that presentations be held at the San Antonio Central Library, Ella Austin Community Center, and Sidney Lanier High School.

Councilmember Gonzales suggested that Citizens be allowed to speak for three minutes each following each presentation.

4. A Discussion and Review Regarding the Draft of the Report to be Presented to the Quality of Life Committee [Center City Development & Operations]

Lori Houston stated that the Draft Report would be presented to the Quality of Life Council Committee on February 17, 2015. She noted that Rod Radle would deliver the presentation at said meeting which would include:

- List of the Task Force Members
- Charge of the Task Force
- Purpose of the Task Force
- Past meeting dates
- Summary of Task Force Discussions
- Short and Long-Term Recommendations by the Task Force
- Next Steps

Mrs. Houston noted that the Report would remain in Draft Form at the time of the presentation to the Quality of Life Council Committee.

Ms. Drennon suggested that a Key Indicator be added to the Report which required that Affordable Housing approximated the size of the population with the need. She suggested that a recommendation be added to establish a source of funds for Housing Rehabilitation. She suggested the addition of a statement which required that existing Housing be maintained. She added that Housing Costs for Residents should not exceed 30% of their income.

Mrs. Houston stated that said suggestions would be incorporated in the Draft Report.

Ms. Gorman suggested that Policy Goals be included in the Draft Report.

Richard Milk suggested the addition of a Key Indicator in the Draft Report which would address the quality of the Housing Stock.

Mrs. Berriozabal distributed a list of her recommendations for the Draft Report to Committee Members.

Councilmember Viagran suggested that a member of the Task Force be appointed as a member of the Comprehensive Planning Committee as a Short-Term Recommendation.

Councilmember Saldaña spoke in support of Item 8 on Mrs. Berriozabal's list of recommendations which recommended the creation of dedicated funding from various sources for a Housing Trust Fund.

Ms. Sheeran asked that more time be allowed for the Task Force to review the Draft Report prior to the Public Input Meetings. She asked if the Task Force would be able to provide input at that time. Mrs. Houston replied that the Task Force would be able to provide said input at that time.

Councilmember Viagran requested that Committee Members provide recommendations for inclusion in the Draft by Monday, February 16, 2015.

Mr. Contreras provided a map of Mobile Home Parks located in the City. He provided Committee Members with a copy of “Governing” in which an article on Gentrification appeared.

Mrs. Berriozabal recommended that dedicated funding be established. Mrs. Houston stated that it would be added to the Long-Term Recommendations in the Draft Report.

Councilmember Saldaña provided two letters from Margarita Flores regarding the displacement of Renters/Tenants of the Mission Trails Mobile Home Park as the result of Zoning Changes. She provided one letter in English and one in Spanish, to be submitted as part of the record to the Office of the City Clerk.

Adjourn

There being no further discussion, the meeting was adjourned at 4:55 PM.

Respectfully Submitted,

Ivy R. Taylor, Mayor

Denice F. Trevino, Office of the City Clerk