

**COMPREHENSIVE PLAN COUNCIL COMMITTEE  
MEETING MINUTES  
TUESDAY, SEPTEMBER 15, 2015  
2:00 PM  
PLAZA ROOM B, MUNICIPAL PLAZA BUILDING**

<b>Members Present:</b>	Councilmember Ron Nirenberg, Chair, <i>District 8</i> Councilmember Rebecca Viagran, <i>District 3</i> Councilmember Cris Medina, <i>District 7</i>
<b>Members Absent:</b>	Councilmember Alan E. Warrick II, <i>District 2</i>
<b>Staff Present:</b>	Peter Zaroni, <i>Deputy City Manager</i> ; John Dugan, <i>Director of Planning &amp; Community Development</i> ; Doug Melnick, <i>Chief Sustainability Officer</i> ; Terry Bellamy, <i>Assistant Director of Transportation &amp; Capital Improvements</i> ; Bridgett White, <i>Assistant Director of Planning &amp; Community Development</i> ; Eloisa Portillo-Morales, <i>Sustainability Planning Coordinator</i> ; Sony Peronel, <i>Management Fellow</i> ; Trish Wallace, <i>Transportation Planning Manager</i> ; Rudy Nino, <i>Planning Administrator</i> ; Jacob Floyd, <i>Planning Coordinator</i> ; Errol Reid, <i>City Manager's Office</i> ; Alexander J. Pytel, <i>Office of the City Clerk</i>
<b>Others Present:</b>	Krystin Ramirez, <i>Kaufman &amp; Killen</i>

**Item 1. Approval of the Minutes for the June 2, 2015 Comprehensive Plan Committee Meeting**

Councilmember Viagran moved to approve the Minutes for the June 2, 2015 Comprehensive Plan Committee Meeting. Councilmember Medina seconded the motion. The motion carried unanimously by those present.

**Item 2. Briefing on the September 11, 2015 Comprehensive Plan Steering Committee Meeting**

Mr. John Dugan reported on the composition of the Comprehensive Plan Steering Committee. He highlighted the role of the Comprehensive Plan Working Groups to address key elements of the Comprehensive Plan and provide recommendations to the Steering Committee. He explained that the Steering Committee recently met for the first time to identify goals and review draft bills and policies that had been discussed by the Working Group. He discussed the Policy Papers, which would provide status reports for each different element of the Comprehensive Plan as well as identify issues, opportunities, and best practices that might be implemented from across the Nation.

Mr. Dugan detailed upcoming Public Engagement Events such as Home Owner Association and SA Tomorrow Workshops to be held later in October and November 2015. He noted that the Steering Committee would hold a meeting in early October to present recommendations to the Comprehensive Plan Council Committee.

Chairman Nirenberg asked for scheduling information for the upcoming Steering Committee Meetings. Mr. Dugan reported that the Steering Committee would hold a meeting before the

Holidays and after the New Year. He noted that Steering Committee Meetings in 2016 would be more intensive and entail the reconciliation of differences in proposed policy and goals. Chairman Nirenberg asked for clarification regarding the role of the Steering Committee and Working Groups in providing recommendations to the Comprehensive Plan Council Committee. Mr. Dugan responded that final recommendations from the Working Groups and Steering Committee would be presented to the Comprehensive Plan Council Committee. He noted that implementation components, Water Study Results, and Bond Issues would be consolidated with public input and City Council direction to lay the foundation for a long-range Implementation Program that would address the needs of the community for future years. He added that the Implementation Program would offer guidance to San Antonio Partner Agencies such as CPS and SAWS.

Councilmember Viagran asked for detail regarding the integration of different planning elements in the Comprehensive Plan. Mr. Dugan responded that the integration process is designed to be as flexible as possible in order to properly integrate different issues. He mentioned that Growth Plans would be recommended for large growth centers that had experienced uncoordinated growth such as UTSA, the Medical Center, and the San Antonio International Airport. He added that detailed plans would allow major corridors such as Bandera, Culebra, and Austin Highway to accommodate thousands of new homes and jobs but would require many years worth of planning for future coordinated growth.

Councilmember Medina stated the importance of flexibility regarding the City's Comprehensive Plan and related initiatives. He noted the role of annexation and detailed growth plans in establishing sustained growth for future generations. Mr. Dugan added that policies would address annexations and explained that the Planning Studies had identified 30 areas which would require future consideration.

No action was required for Item 2.

### **Item 3. Briefing on the September 22 through 24 Technical Working Group Meetings**

Mr. Dugan reported that three series of Working Group Meetings had taken place and one more was planned. He stated that the Working Groups were facilitated by professional consultants and composed of approximately 25 members. He explained that the Working Groups were charged with evaluating old and new policies, refining goals, and dialoguing with local experts. He highlighted new community design as a method of ensuring that communities are functional, viable, and culturally secure. He detailed possible types of new communities and added that physical implementation would be discussed by the Working Groups.

Mr. Dugan detailed the Transportation and Connectivity Working Group. He stated that the charge of the Working Group is to examine ways to manage congestion on the City's Roadways and focus on implementing multimodal transportation systems such as walking, biking, and high speed rail in order to support a high quality of life and create new communities. He noted that the City of Denver experienced a significant change in accessibility to low income areas based on the construction of a new rail system. He explained that the new rail system allowed Denver Residents to reach their areas of employment and had a substantial effect on Denver's Economy.

Mr. Dugan reported on the Growth and Urban Form Working Group and stated that the Group would be focusing on planning higher density use areas in the City's Employment Centers. He noted that transit corridors had been reviewed and that baseline studies had demonstrated 25% vacant land concentrated around major transit corridors. He detailed emerging growth centers that could potentially add thousands of new homes and jobs. He added that another focus for the Working Group is to ensure that future annexations generate net benefits and do not burden the City or negatively impact local communities.

Mr. Dugan stated that the Housing Working Group would address a range of issues including diversifying the City's Housing Types and ensuring the addition of more affordable homes and walkable neighborhoods. He explained that the Working Group would discuss how to balance housing and areas of employment in order to revitalize existing neighborhoods and high density housing centers such as Downtown. He noted that priorities would include affordable housing, gentrification issues, healthy communities, air quality, water accessibility, integration of retired military and housing encroachments on military facilities.

Mr. Dugan explained the need to clarify and reaffirm good policies in order to sustain job growth and economic development, foster business creation, maintain transit corridors, develop and protect natural resources, create new communities, improve air and water quality, reduce overall consumption, implement low impact development and infrastructure design, and diversify the City's Economy. He noted that related policies must be specifically designed for San Antonio's needs based on the feedback received from the Working Groups.

Mr. Dugan noted that the Historic Preservation Working Group would work to enhance awareness of the City's Historic Culture and improve the performance and effectiveness of historic properties. He added that Historic Codes needed to be effective and mentioned the role of the World Heritage Designation for the Spanish Missions in enhancing the culture and economy of San Antonio.

Chairman Nirenberg stated the need to consolidate the diverse elements of the Comprehensive Plan in order for the City Council to consider them as action items for policy development. Mr. Dugan noted that there was a direct relationship between land use and air quality based on studies conducted in the State of California. He mentioned both Fresno and Los Angeles as examples of cities attempting to address pollution at Local and State Levels. Chairman Nirenberg asked how military bases were included in Planning Efforts. Mr. Dugan responded that City Planning Efforts actively engaged military installations in continuing dialogue.

Councilmember Viagran asked what role the City would take in leading sustainability efforts. Mr. Doug Melnick responded that there would be a municipal component of the Sustainability Plan which would address construction of new buildings, retrofits, and alternative modes of transportation for employees. He referenced the SA Tomorrow Sustainability Plan Awards and noted that the Awards had been expanded beyond building projects to include general sustainability efforts. Councilmember Viagran asked for detail regarding the Housing Commission. Mr. Dugan reported that the Housing Commission would work closely with Planning Efforts and added that Commission Membership included strong advocates from diverse backgrounds.

Councilmember Medina mentioned Best Practices from other cities and how they might be applied to San Antonio. He stated that the high summer heat often deters residents from waiting for the bus and stressed the need to address pedestrian areas in relation to the seasonal climate. Mr. Dugan reported that much of the City's Architecture was not properly designed for the climate and that shade was a major necessity for residents. He added that healthy neighborhood design would help engage the communities and bring people together outdoors.

No action was required for Item 3.

#### **Item 4. Briefing on the October 20 through October 22 Comprehensive Plan Neighborhood Leadership Workshops**

Mr. Dugan referenced a series of workshops for Neighborhood and Homeowner Associations. He noted that workshops were designed to collect feedback from participating organizations and noted that more than 450 groups would be invited to participate. He stated that the First Round would include 3 different meetings held at 3 locations and that presentations, discussions, and activities were built around Existing Condition Reports.

Mr. Dugan reported that different sections of the City presented different areas of concern including annexation, which represented a major issue for many communities. He stressed the need to clarify the purpose behind annexation and the charge of finding new areas for managed growth. He noted the prominence of Large Growth Centers in the Comprehensive Plan and explained that many hours had been spent examining how to best protect neighborhoods from adverse impacts of new growth such as increased traffic, impacted property values, and higher crime rates. He added that these issues would be discussed with community leaders and would influence future amendments to existing Neighborhood Plans.

No action was required for Item 4.

#### **Item 5. Briefing on the SA Tomorrow Public Engagement Forum to be held this Fall**

Mr. Terry Bellamy reported on community outreach efforts and introductory engagements with community members. He stated that a large amount of community feedback had been collected based on active engagement with neighborhood residents. He referenced collaborative efforts by VIA to increase dialogue with different communities and highlighted efforts to integrate sustainability initiatives into community plans for the future. He referenced the Sustainability Forum which entailed innovative efforts and included a series of small meetings held in July and August 2015. He reported that outreach efforts would continue to communicate plans to the community as the process was formalized.

Chairman Nirenberg asked of the amount of attendees that had participated. Mr. Melnick reported that approximately 500 community residents had participated in developing material to be incorporated into the City's Plans. He highlighted strategic initiatives to ensure that community values were being included for the life of the plans. Mr. Bellamy added that discussions occur on a weekly basis to include input from leadership groups.

Councilmember Medina asked if there were recordings available for residents unable to attend the forums. Mr. Zaroni responded that meetings were recorded and available to the public.

Councilmember Viagran asked if meetings included Spanish Speaking Residents. Mr. Zaroni explained that Spanish Translators were available. Mr. Dugan added that Spanish Speaking Staff was also present at the forums.

### **Adjourn**

There being no further discussion, the meeting was adjourned at 3:09 pm.

*Respectfully Submitted,*

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*Ron Nirenberg, Chairman*

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*Alexander J. Pytel,  
Office of the City Clerk*