

**State of Texas
County of Bexar
City of San Antonio**



**DRAFT
Meeting Minutes
City Council B Session**

City Hall Complex
105 Main Plaza
San Antonio, Texas 78205

Wednesday, April 12, 2017

2:00 PM

Municipal Plaza Building

The City Council of San Antonio convened in the “B” Room of the Municipal Plaza Building. City Clerk Leticia Vacek took the Roll Call and noted the following Councilmembers present:

PRESENT: 10 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Nirenberg, Krier, and Gallagher

ABSENT: 1 - Medina

Mrs. Vacek announced that Councilmember Medina was attending an event at his son's school.

1. A Briefing and update on the Alamo Master Plan and Implementation Strategy. [Lori Houston, Assistant City Manager]

Sheryl Sculley stated that in 2015, the City Council executed an agreement between the Texas General Land Office (GLO), the Alamo Endowment, and the City of San Antonio for joint planning of a Master Plan for the Alamo. She noted that said agreement created a six-member Management Committee comprised of two representatives from each entity. She stated that in early 2016, the Management Committee selected Preservation Design Partnership (PDP) to lead the Alamo Master Planning Process in association with Fisher Architect. She noted that the Management Committee had met weekly over the past year

and provided extensive community outreach with stakeholders, adjacent businesses, and the general community. She stated that the Alamo Citizen Advisory Committee remained engaged throughout the effort. She noted that the Master Plan process proposed to reimagine the Alamo experience by:

- Capturing the historic footprint of the mission
- Reclaiming the plaza courtyard
- Building a world-class Visitor Center and museum
- Limiting access to the Alamo Site to one entry point
- Reinforcing connections to the rest of Downtown

Mrs. Sculley stated that the Texas Legislature approved \$31.5 Million for the restoration of the Alamo and redevelopment of the surrounding area. She noted that the Fiscal Year 2016 Budget included \$17 Million for redevelopment of the Plaza. She stated that the 2017-2022 Bond Program included \$21 Million for the construction of facilities to support Alamo Area improvements and that the GLO had requested \$75 Million from the Texas Legislature. She stated that the Alamo Endowment was committed to raising private funds for implementation of the Master Plan. She added that following several stakeholder meetings, staff would submit the Master Plan to the City Council on May 11, 2017 for consideration.

Councilmember Treviño thanked everyone involved in the process and stated that the Draft Master Plan would protect the layers of history in this area. Gene Powell stated that over 100 meetings were held with the public, Members of the Legislature, and San Antonio Leadership.

George Skarmas stated that the Draft Master Plan was based on the vision and guiding principles and reviewed the vision for the Master Plan:

- Engage local residents and visitors in ways to personally connect to the Alamo Area experience
- Tell the story of the Battle of the Alamo and its impact on the Republic of Texas, City of San Antonio, State of Texas, the United States, and the international community
- Include and interpret the diverse cultures that contributed to the story of the Alamo Area through memorable and meaningful experiences for visitors
- Tell the in-depth history of the Alamo in the present day as a tribute to all who lived, fought, and died there

Mr. Skarmas reviewed the guiding principles:

- The 1836 Battle of the Alamo, the most widely recognized event, provides the opportunity

to tell the entire history of the Alamo Area

- Unified leadership under the management of a single steward (public and private) with a sustainable business model
- Preservation and interpretation based on historical and archaeological evidence
- Embrace intellectual, experiential, and physical accessibility
- Balance scholarship, historical context, folklore and myth to provide an engaging visitor experience
- Create a premier visitor experience through physical space and interpretation
- Embrace the continuum of history to foster understanding and healing
- Enhance connectivity and wayfinding to the river, neighborhoods, La Villita, the cathedral, and the other plazas

Mr. Skarmeas stated that the following five ideas which could be translated to a physical result were developed: 1) Recapture the historic courtyard (close the street); 2) Reestablish the historic sequence of arrival from the south to the north (south gate entrance); 3) Recreate a sense of place and enclosure (glass walls); 4) Evidence based interpretation (Archeology); and 5) Create a world class museum and Visitor Center (Museum in Crockett Block Buildings). He played a video depicting same.

Gene Powell stated that in 2015, the Texas Legislature approved \$30 Million for the Alamo and Master Plan and the 2017 Legislative Session included additional funding requests. He noted that the city adopted Fiscal Year 2016 Budget included \$17 Million for the redevelopment of the Alamo Plaza and surrounding areas. He mentioned that the proposed 2017-2022 Bond Program included approximately \$21 Million in facilities and street improvements identified in the Joint Master Plan. He noted that \$75 Million had been requested from the State and that the State was considering a bill which would create an Alamo Reinvestment Zone, enabling the State to capture their portion of the Hotel Occupancy Tax increment and direct it to the Alamo Budget. He stated that the current Alamo annual impact would generate: 1) \$375.1 Million in total economic activity; 2) 4,380 permanent jobs; 3) \$6.2 Million in tax revenue for San Antonio; and 4) \$17.7 Million in tax revenue for the State. He noted that the assumptions were based on 2015 data and the future value would consider the addition of the Entertainment District. He stated that today's additional Alamo annual impact would include: 1) \$56.7 Million in additional earnings; 2) 2,061 new permanent jobs; 3) 13.2% ROI addition for City (from their \$38 Million); and 4) 8.7% ROI for the State (\$99 Million). He noted that the results show the implementation of the Alamo Master Plan and Entertainment District would double the economic impact and the public would be paid back in 5-11 years.

Mr. Powell noted that Alamo Plaza from Houston Street to Market, and Crockett Street from Losoya Street to Bonham, would be closed to vehicular traffic and leased to the GLO

along with several other parcels. He stated that the Cenotaph must be reassembled and relocated and that the Crockett Block, Woolworth's Department Store, and Palace Buildings must be repurposed as a Visitor Center and Museum for the Alamo. He stated that an amendment must be executed to better protect the view of the Alamo and encourage compatible development of the area. He reviewed the project timeline and stated that conceptual approval would be brought before the full City Council on May 11, 2017.

Mayor Taylor asked how the space would be made comfortable in the summer time. Mr. Powell replied that the flow would minimize the time that people were in the sun. He stated that the garden would enable people to get out of the sun and keeping people comfortable would be addressed throughout the process. Mayor Taylor asked how other historical layers, other than the Battle of the Alamo, would be represented in the re-imaging. Councilmember Treviño replied that other historical layers would be depicted following the timeline.

Councilmember Warrick asked if Alamo Plaza would be open 24 hours a day. Mr. Powell replied that the hours were still under discussion. He noted that it was anticipated that Alamo Plaza would be closed sometime during the night to allow for maintenance and other uses. Councilmember Warrick asked of the public input. Mr. Skarmas stated that the committee and the project were anticipating the development of a Strategic Plan for the exhibits and the public would be engaged along the way.

Councilmember Krier asked how the Alamo Endowment planned to raise money for the project. Mr. Powell replied that with an approved Master Plan in place; the money would be raised.

Councilmember Gonzales asked of the cost of building the Museum. Mr. Skarmas stated that the cost of the Museum would be between \$90 Million and \$110 Million. Councilmember Gonzales expressed concern that the presentation did not address the cultural significance and the history that occurred. Mr. Powell stated that this was only the physical plan and exhibit planners, storytellers, and Historians would put together stories of the various cultures at a later date.

Councilmember Gallagher asked of accessibility and the Americans with Disabilities Act (ADA) compliance. Mr. Skarmas stated that everything designed followed a set of very specific criteria and complied with ADA requirements. Councilmember Gallagher spoke of the importance of having a connection with the river.

Councilmember Viagran asked if celebrations would still be held in front of the Alamo. Mr. Powell replied that the office that manages the Alamo would continue to make

arrangements with groups that would like to hold celebrations there.

Councilmember Nirenberg asked of the due diligence performed on the Cenotaph and where it might be located. Mr. Powell replied that the Cenotaph had been damaged from wear and the weather and noted that a stainless steel substructure would be built to make it a more permanent structure. He stated that one suggestion was to place the Cenotaph along Commerce Street from the Marriott to the Chamber of Commerce. Councilmember Nirenberg asked how the museum, the Alamo, and Alamo Grounds would be managed. Mr. Powell replied that they would all be managed by the State GLO.

Councilmember Lopez spoke of the primary changes that would occur at the site and stated that it was a great plan. Councilmember Saldaña thanked everyone for their work and stated that he liked the Alamo Area as it was today. However, he commended all for their work and stated that he felt they hit the mark. He asked of the conversation regarding closing off Houston Street. Mr. Powell replied that originally, everyone entered the mission through the South Gate. He mentioned that after 1836, the walls were torn down and many things were built around the Alamo. He added that there would be an entrance to the museum from Houston Street.

Mayor Taylor thanked everyone for the presentation.

2. A Briefing on the proposed update to the City's Sign Code, Chapter 28 of the City Code. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

Sheryl Sculley stated that in September of 2015, Councilmember Gallagher submitted a Council Consideration Request (CCR) to review, update, and amend Chapter 28. She noted that the purpose of the CCR was to improve the overall clarity and intent with regard to signage and provide flexibility in the City Code to deal with changes in the sign industry. Additionally, to review new technology and products as signs were replaced. She stated that staff held over 21 meetings with stakeholders to gather input on the process. She noted that the Stakeholder Committee was comprised of representatives of Neighborhood Associations, San Antonio and Texas Sign Associations, Billboard Operators, Real Estate Council, Greater San Antonio Builders, San Antonio Board of Realtors, Scenic San Antonio, Engineers and Architects, San Antonio Conservation Society, and others.

Michael Shannon stated that the goals of the revisions to the Sign Code were to look at new technology or products and have a revised code that was flexible and addressed today's industry and demands. He noted that in 2015, there was a U.S. Supreme Court Case related

to Sign Codes and required the City to ensure that our Sign Code had no regulations on signs based on the content of the sign. He noted that significant language was added to ensure that the Code Official or City Staff could adequately address unsafe signs. He stated that the Sign Code included a consistent way to ensure that signs met the brightness level. He noted that Builder Signs and temporary off-premise signs were addressed and that new regulations were developed on the use of flag or feather-type flags which would require a permit. He noted that language was written with an enforcement authority to utilize Civil and Criminal Fines to address Bandit Signs in order to provide better enforcement. He stated that Garage Sale Signs were currently illegal off premise but some language was added to provide flexibility. He added that Portable Signs were illegal.

Mr. Shannon stated that the revisions clarified gray areas of the Sign Code and provided flexibility for administrative variances and added flexibility for Billboards. He noted that new code was developed regarding urban corridor protection requirements. He stated that the new code included giving one foot of height to one foot of buffer. He noted that there was an option that the extra buffer could be reduced if all adjacent property owners within 100 feet agree. He stated that Billboard Signs could be moved to another area of town outside of Historic or Scenic Corridors if necessary due to eminent domain. He noted that there was some additional language added to protect Urban Corridors and that City Staff was opposed to adding this language. He stated that staff recommended that the proposed revisions be brought before the full City Council at the earliest available date for consideration and that the updated Sign Code become effective 60 days following adoption.

Councilmember Gallagher spoke of the need for the update and noted that he was pleased with the results. Councilmember Nirenberg asked of the consensus of the Committee on the setback requirements. Mr. Shannon stated that a significant majority of the Stakeholder Committee agreed on the revisions.

Councilmember Krier expressed his support for the revisions as written. Councilmember Lopez asked of the rotating schedule for review of the Sign Code. Mr. Shannon stated that said review would fall in the Unified Development Code (UDC) schedule.

Councilmember Viagran asked of the process for developing a World Heritage Buffer Zone. Mr. Shannon stated that it was a separate process and would include a zoning overlay.

Mayor Taylor thanked staff for the presentation.

EXECUTIVE SESSION

Mayor Taylor recessed the meeting at 5:12 pm and announced that the Executive Session

would be held the following day after the Business Portion of the Council Meeting.

- A. Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C. Legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- D. Litigation matters involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Legal issues related to public safety contracts pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Taylor reconvened the meeting at 5:15 pm and addressed the Ceremonial Items.

CEREMONIALS

Mayor Taylor presented a Proclamation in recognition of Fiesta San Antonio that will be held April 20-30, 2017. It was noted that the annual event takes place every April to honor the memory of the Heroes of the Alamo and Battle of San Jacinto. It was also noted that the success of Fiesta is dependent on the hard work and dedication of the Fiesta San Antonio Commission which organizes the Texas-sized festival of over 100 events, with more than 75,000 volunteers, to accommodate nearly 3.5 million party goers.

Mayor Taylor presented a Proclamation in recognition of El Rey Feo LXIX (69), Fred Reyes, who will represent the LULAC Scholarship Committee during Fiesta 2017. It was noted that the mission of the Committee is to financially support the aspirations of deserving High School Seniors to obtain a college education regardless of race, color, or religion. It was also noted that during his reign, "The Ugly King" will visit many charitable organizations and serve as a goodwill ambassador.

Mayor Taylor presented a Proclamation in recognition of King Antonio XCV, Michael

Albert Casillas. It was noted that this member of royalty will reign over the Texas Cavaliers River Parade to be held on Monday, April 24, 2017. It was also noted that during his year-long reign, King Antonio will visit schools, hospitals, nursing homes, local businesses and community groups. Through the Texas Cavaliers Charitable Foundation, funds are disbursed to support children's charities in the community.

CITIZENS TO BE HEARD

Mayor Taylor called upon the citizens registered to speak under Citizens to be Heard.

Nazirite Ruben Flores Perez referenced a letter he received from the President of the United States and discussed the origins of Easter.

George Alva referenced a petition from taxicab drivers regarding the release of individual taxicab permits. He expressed concerns regarding the proposed removal of the cap on permits.

Miguel Guevara expressed opposition to the removal of the cap on taxicab permits and stated that keeping the current cap would be beneficial to the tourism industry.

Elena Roman requested that the City Council release taxicab permits to drivers. She expressed concern with the great amount of hours she currently works and the lack of benefits provided by the taxicab companies.

Maribel Gildemeister asked how new taxi drivers would be regulated if the taxicab permit cap was lifted and noted concerns about driver competition. She thanked Councilmembers Viagran and Treviño for their support.

Maria Teixeira-Goncalves stated she was representing 350 taxicab drivers with their signature and asked that permits be released to taxicab drivers. She stated that this would allow drivers to spend more time at home and have more money for maintenance and safety features.

Abrehale Gebrezbegihair thanked the City Council for taking the time to listen regarding the taxicab permit issue. He spoke of the financial difficulties of being a taxicab driver under current conditions and added that there was not enough time to spend with family.

Octavio Manresa asked the City Council to release taxicab permits to drivers. He expressed concern with the amount of money that has to be paid to the taxicab companies under the current system.

Linda Thomas spoke of the great amount of time that taxicab drivers must spend away from home and expressed support for the release of the permits to drivers.

Haile Gebremichael asked that permits be released to taxicab drivers so that they can have more time for their families and keep more of their income.

Hector Garcia thanked the Councilmembers who were present and requested that permits be released to taxicab drivers. He asked the City Council to move forward with a vote on the issue before the upcoming election.

Kris Keller spoke of a shooting that occurred in February in District 2 at an apartment complex and asked Mayor Taylor to take action to improve the conditions there for the neighborhood's safety.

Alfredo Ruiz expressed his support for releasing taxicab permits to drivers and stated that the resulting competition would improve conditions.

Dirshaye Worku stated the taxicab companies want to continue making money off of the taxicab drivers and this is why they are opposed to releasing the permits.

Anwar Beshir spoke of the lack of sufficient income they receive as a taxicab driver. He expressed concern that despite owning his own taxi cab; he has to pay the taxicab company for his permit.

RECESSED

Mayor Taylor announced that the Executive Session would be held the following day after the Business Portion of the Council Meeting and recessed the meeting at 6:58 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/CMC/MMC
CITY CLERK