

**COMPREHENSIVE PLAN COUNCIL COMMITTEE  
MEETING MINUTES  
WEDNESDAY, MARCH 20, 2019  
10:00 AM  
PLAZA DE ARMAS GALLERY**

<b>Members Present:</b>	Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Roberto C. Treviño, <i>District 1</i> Councilmember John Courage, <i>District 9</i>
<b>Members Absent:</b>	Councilmember Art A. Hall, <i>District 2</i> Councilmember Rey Saldaña, <i>District 4</i>
<b>Staff Present:</b>	Peter Zaroni, <i>Deputy City Manager</i> ; Verónica R. Soto, <i>Director of Neighborhood and Housing Services</i> ; Michael Shannon, <i>Director of Development Services</i> ; Leticia Saenz, <i>Deputy City Clerk</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i>
<b>Others Present:</b>	Jennifer Alley, <i>Building-Related and Fire Codes Appeals Advisory Board Alternate Nominee</i> ; Karen C. Carpenter, <i>Building-Related and Fire Codes Appeals Advisory Board Alternate Nominee</i> ; David Diharce, <i>Mountain Lodge Home Owners Association</i> ; Andrea Erikson, <i>Tuscany Heights</i> ; Jean Latsha, <i>Pedcor Investments</i>

**1. Approval of the minutes for the February 20, 2019 Comprehensive Plan Committee.**

Councilmember Courage moved to approve the Minutes for the February 20, 2019 Comprehensive Plan Committee Meeting. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

Item 7 was considered at this time.

**7. Briefing and possible action on the City's Affordable Housing Business Plan progress for February 2019.** [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Verónica Soto provided an update on the Affordable Housing Business Plan and reported there was \$26 million allocated for affordable housing issues. She stated that 50% of the budget was devoted to rehabilitation programs. She noted that families of the Home Buyers Assistance Program were not finding available homes in the price range afforded to them. She added that the Risk Mitigation Plan Policy would be considered by the full City Council on Thursday, March 21, 2019 and would allocate \$1 million for the Policy. She stated that the City Manager suggested that staff reallocate the existing funding to focus on addressing issues that cause displacement instead of addressing the issues in FY 2020.

Chairperson Gonzales asked if the item required action. Peter Zaroni stated that it did not require action but that staff was requesting endorsement from the Committee to allocate existing funds to address displacement issues.

Councilmember Courage stated that he was pleased that staff was working on addressing housing displacement sooner. He noted that his concern was that there did not appear to be any financial commitment from the building industry and that the key component to the cost of them doing business should be the cost of displacement.

Councilmember Courage moved to endorse the displacement prevention policy recommendations immediately instead of the projected 2020 target date and forward to the full City Council for consideration. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

Item 2 was considered at this time.

**2. Consideration of Nominations to the Building Related and Fire Codes Appeals Advisory Board - two Primary Members and five Alternate Members.** [Leticia M. Vacek, City Clerk]

Leticia Saenz reported that there were two primary members and five alternate members recommended for appointment to the Building-Related and Fire Codes Appeals Advisory Board. She provided a list of the applicants.

Primary:

1. Jeff Beyer recommended by Texas Air Conditioners Contractors Association
2. Robert B. Jones recommended by Mechanical & Sheet Metal Contractors of San Antonio

Alternates:

1. Jennifer Alley recommended by ASHRAE Alamo Chapter
2. Scott E. Burger recommended by Texas Air Conditioners Contractors Association
3. Karen C. Carpenter recommended by Texas Fire Protection Association
4. Michelle S. Davis recommended by Associated Builders and Contractors, Inc.
5. George L. Saliba recommended by Mechanical & Sheet Metal Contractors of San Antonio

Michael Shannon stated that the Board would meet if requested by the customer or the Director of Development Services. He noted that the Board had 17 primary and 17 alternate members and that it was created in 2012. He added that the Department partnered with other related organizations to recruit diverse members.

Councilmember Courage asked of the number of times that the Board had been called to review a decision in the last year. Mr. Shannon replied that the previous year, the Board met three times to review a decision the Department made.

Councilmember Treviño stated that he had served on the Board in the past and that he was impressed with how it was organized.

Councilmember Treviño moved to accept the list of candidates and to forward it to the full City Council for consideration. Councilmember Courage seconded the motion. Motion carried unanimously by those present.

**3. Briefing and consideration on proposed amendments to the Unified Development Code (UDC) Section 35-335 "NCD" Neighborhood Conservation District including amendments to "NCD-6" Mahncke Park Neighborhood Conservation District.** [Roderick J. Sanchez, Assistant City Manager; Michael Shannon Director, Development Services Department]

Michael Shannon stated that the Mahncke Park Neighborhood Conservation District (NCD) was created in 2008. He noted that in March 2017, Council District 2 submitted a Council Consideration Request to amend the Mahncke Park NCD language to ensure the guidelines protected the integrity of the neighborhood. He added that the purpose of the NCD was to protect the unique characteristics and promote compatible development in the neighborhood.

Mr. Shannon stated that the Mahncke Park Homeowners Association started working with staff in October of 2017 and had held 13 Task Force Meetings. He noted that the amendments would not affect commercial development; only residential and multifamily development. He added that the amendments were part of the Unified Development Code (UDC) Chapter 35 and did not alter zoning or the boundaries.

Mr. Shannon stated that Mahncke Park had 25-foot (ft) and 50-ft wide lots and that some homes were uniquely built. He noted the challenge was that the NCD specified that if a homeowner replots a lot; it must be replotted to 50-ft wide. He noted that the homeowner could redevelop on a 25-ft wide lot and they had found a way to build a home on a 25-ft wide lot.

Councilmember Treviño moved to forward the proposed amendments to the Unified Development Code UDC Section 35-335 NCD and amendments to NCD-6 Mahncke Park Neighborhood Conservation District to the full City Council for consideration. Councilmember Courage seconded the motion. Motion carried unanimously by those present.

**4. Resolution of No Objection for Pedcor Investments, LLC's application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of Canyon Pass Apartments, a 288 unit multi-family rental housing development, located at approximately 25601 Overlook Parkway in City Council District 9.** [Peter Zanoni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

***Citizens to be heard***

Chairperson Gonzales called upon David Diharce and Andrea Erikson to speak.

David Diharce stated that he was not in support of the construction of the Canyon Pass Apartments.

Andrea Erikson stated that she was in opposition to the construction of the Canyon Pass Apartments in her neighborhood.

Jean Latsha stated that Pedco was a fully integrated development company. She noted that they hold their properties for the long term and only sold a handful of older developments. She added that tenants living in their units must abide by a strict policy and frequent inspections. She stated that they were downsizing from 288 units to 264 units.

Councilmember Courage asked if Pedco would be willing to move their item to the full City Council late April. Ms. Latsha replied that a delay would not eliminate the project. Councilmember Courage suggested that Pedco approach the neighborhoods in the community with a public meeting to inform them about Pedco's development plans.

Councilmember Treviño acknowledged Pedco for willing to have a public meeting with the homeowners in the community.

Councilmember Courage spoke in support of moving Item 4 to the City Council Meeting on April 18, 2019.

Councilmember Courage moved to forward the Pedcor Investments, LLC's application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits to the full City Council on April 18, 2019, for approval. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

Items 5 and 6 were presented jointly.

- 5. Resolution of No Objection for Gardner Capital, Inc.'s application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of the Provision at Kitty Hawk, a 210 unit multi-family rental housing development, located at approximately 7219 Crestway Drive in San Antonio's Extra Territorial Jurisdiction.** [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]
- 6. Resolution of No Objection for Franklin Development Properties' application to the Texas Department of Housing and Community Affairs non-competitive 4% Housing Tax Credits program for the construction of the Parkdale, a 235 unit multi-family rental housing development, located at 3830 Parkdale Drive in City Council District 8.** [Peter Zaroni, Deputy City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Verónica Soto stated that the Texas Department of Housing and Community Affairs' Housing Tax Credit program was one of the primary means of directing private capital toward the development and preservation of affordable rental housing for low-income households. She noted that staff recommended a Resolution of No Objection for Parkdale. She added that the housing development was at or below 60% Area Median Income (AMI). She stated that the Provision at Kitty Hawk was located in the Extra Territorial Jurisdiction and that it required a Resolution of No Objection from both the municipality and the county. She mentioned that the AMI would be at 60% and below.

Councilmember Courage moved to forward a Resolution of No Objection for the development of Parkdale and Provision at Kitty Hawk to the full City Council for consideration. Councilmember Treviño seconded the motion. Motion carried unanimously by those present.

## **Adjourn**

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

***Respectfully Submitted,***

***Shirley Gonzales, Chairperson***

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