

**COMPREHENSIVE PLAN COUNCIL COMMITTEE
MEETING MINUTES
WEDNESDAY, MAY 15, 2019
10:00 AM
MUNICIPAL PLAZA BUILDING**

Members Present:	Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Rey Saldaña, <i>District 4</i> Councilmember John Courage, <i>District 9</i>
Members Absent:	Councilmember Roberto C. Treviño, <i>District 1</i> Councilmember Art A. Hall, <i>District 2</i>
Staff Present:	Lori Houston, <i>Assistant City Manager</i> ; Bridgett White, <i>Director of Planning Department</i> ; Verónica R. Soto, <i>Director of Neighborhood and Housing Services</i> ; Michael Shannon, <i>Director of Development Services</i> Alicia K. Beckham, <i>Office of the City Clerk</i>
Others Present:	Councilmember Manny Peláez, <i>District 2</i> ; Karen Bishop, <i>San Antonio River Authority</i> ; Jim Reed, <i>San Antonio Medical Foundation</i> ; Wes Waite, <i>Mockingbird Hill Neighborhood Association</i>

1. Approval of the Minutes for the April 17, 2019 Comprehensive Plan Committee meeting.

Councilmember Courage moved to approve the Minutes for the April 17, 2019 Comprehensive Plan Committee Meeting. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

2. Briefing on the UTSA Area Regional Center Plan [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning Department]

Bridget White reported that The University of Texas at San Antonio (UTSA) Area Regional Center Plan was located in Council District 8. She stated that it was one of the fastest growing areas with a significant student population. She noted that the planning efforts were led by area representatives, partner agencies, and various City Departments. He added that the Planning Department facilitated ten Planning Team Meetings, conducted three Community Meetings, and outreach to the community through focus groups, community events, social media, and a website.

Ms. White stated that the goals focused on: 1) Housing, Neighborhood Character, and Connectivity; 2) Mobility, Recreation, and Natural Resources; 3) Public Facilities and Infrastructure; 4) Jobs and Economic Development; and 5) Compatibility with Camp Bullis, UTSA as a Local Amenity, and Gateway. She noted that the Plan Framework included Land Use, Focus Areas, Mobility, Amenities and Infrastructure, Catalytic Projects, Housing, and Economic Development.

Ms. White reported that the UTSA Area Regional Center Plan Implementation was a component of the SA Tomorrow Plan. She stated that the recommendation would be to improve and develop the Regional Center over the next ten years. She noted that the adoption process would continue with consideration by the Planning Commission on June 26, 2019, and then forward to the full City Council for approval on August 15, 2019.

Citizens to be heard

Chairperson Gonzales called upon Karen Bishop to speak.

Karen Bishop stated that the San Antonio River Authority supported and looked forward to the plans use and future development.

Chairperson Gonzales asked if development was allowed in allowed Edwards Aquifer Recharge Zone. Ms. White stated that there would be low impact development over the Recharge Zone. Chairperson Gonzales suggested that the Edwards Aquifer Recharge Zone be highlighted in the presentation. In response to Chairperson Gonzales, Ms. White stated that 3% of individuals that worked in the UTSA Region, actually live in the Region. She noted that the goal of the Regional Center was to reduce commutes and be a place where people can live and work.

Councilmember Courage suggested that the 3% of individuals that worked in the UTSA Region and lived in the Region is due to the unavailability of affordable housing. He noted that people who work in the area could not afford to live there and that the cost of living in the area was not affordable. Councilmember Courage asked what the plans were to incorporate complete streets. Ms. White stated that there was no mandate for developers to incorporate complete streets but that staff had identified the streets that they wanted to be completed.

Councilmember Saldaña asked of the SA Tomorrow Plan on affordable housing options in the UTSA Area and what direction the City would take to develop alternative housing options. Ms. White stated that they were seeking opportunities for affordable housing development in the UTSA Area. Mr. Saldaña asked if the plans were congruent with neighborhood plans in the area. Ms. White replied that there were no neighborhood plans in the area or the SA Tomorrow Plan. In response to Councilmember Saldaña, Ms. White stated that there was a policy for Hausman Road to be developed as a Complete Street Project but was not currently a Complete Street.

Councilmember Peláez asked what would make Hausman Road a Complete Street. Mrs. White stated that to be a Complete Street, the street would support all modes of transportation to travel.

Councilmember Saldana moved to forward the UTSA Area Regional Center Plan to the Planning Commission. Councilmember Courage seconded the motion. Motion carried unanimously by those present.

3. Briefing on the Medical Center Area Regional Center Plan [Lori Houston, Assistant City Manager; Bridgett White, Director, Planning Department]

Bridgett White stated that the healthcare industry accounted for 15% of all employment in Bexar County and that the Medical Center Area Regional Center accounted for approximately half of the county healthcare jobs. She noted that the facilities around the Medical Center included medical institutions, hospitals, specialty institutions, education, and global companies. She added that the area had continued to attract diverse talent, provided amenities, housing, and mobility options.

Ms. White stated that the Planning Department hosted ten Planning Meetings and reached out to various focus groups and staff attended community events. She noted that social media and a project website were utilized. She added that the shared community vision was drafted by the Planning Team and then reviewed at community meetings. She added the goals focused on were mobility, open space, and a healthy environment.

Ms. White reported that the Medical Regional Center Plans provided opportunities for higher density, mixed-uses associated with major highways, and also to preserve the character of the community. She stated that the area presented opportunities to accommodate population and employment growth which included integrating more infrastructure amenities within the area. She noted that with approval from the Committee, the Plan would be forwarded to the Planning Commission and then to the full City Council in August 2019.

Citizens to be heard

Chairperson Gonzales called upon Jim Reed to speak.

Jim Reed stated that he was in support of the Medical Center Plan; and he provided comments on the immediate values and long term value of the Plan.

Wes Waite provided feedback on multimodal connectivity and stated that he was in support of the Medical Center Plan.

Councilmember Peláez stated that he would like traffic in the Medical Center Area to be treated with a sense of urgency, because it was a quality of life issue. Ms. White responded that they would be creating a Sub-Transit Management Center that would have the ability to coordinate the traffic in the area.

Councilmember Courage asked of the impact of scooters as a mode of transportation within that Medical Center Area. Mr. Reed replied that the San Antonio Medical Foundation was establishing connectivity for either bicycles or scooters. Lori Houston stated that there was a Housing and Development Bond in 2012 that included \$43 million dedicated to multi-use pedestrian paths for the majority of that area.

In response to Chairperson Gonzales, Ms. White stated that the population in the Medical Center was 59,000 individuals and the percentage of those both working and living in the area was approximately 6%.

Councilmember Saldana moved to forward the Medical Center Plan to the Planning Commission. Councilmember Courage seconded the motion. Motion carried unanimously by those present.

5. Briefing on the City's Affordable Housing Business Plan progress through April 2019. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Verónica Soto provided a briefing on the fiscal year for Housing. She noted additional funding and what particular programs the funding would be spent on. Mrs. Soto stated that the funding the City provided in partnership with the San Antonio Housing Authority-Air Conditioning Project would not

meet Federal Government Regulations. She noted that the Neighborhood and Housing Services Department was proposing to the full City Council, minor amendments to the Community Development Block Grant Program Funding so that the Air Conditioning Project Funding could be utilized for Owner Occupied Rehabilitation. She added that the Department had assisted 50 families utilizing the Risk Mitigation Funding Policy Implementation.

Chairperson Gonzales stated that the Federal Government was stringent with their funding and not always responsive in the way that the City Council needed to respond to its constituents.

Councilmember Courage asked what would happen to the constituents in need of air conditioning. Mrs. Soto stated that SAHA had started installing the air conditioning units and they were seeking other sources that could substitute the funding. She noted that the goal was to have over 2,000 air conditioning units installed by June.

No action was required for Item 5.

4. Briefing with possible action on the proposed Extraterritorial Jurisdiction Military Protection Area (ETJMPA) regulations for the Camp Bullis ETJMPA and Lackland ETJMPA, creation of the Comprehensive Land Use categories within the MPAs, and the Addendum to the Bexar County/COSA Master Interlocal Agreement for the ETJMPs in unincorporated Bexar County. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Michael Shannon stated that Texas Senate Bill 6 required cities to hold elections which allowed voters within five miles of military bases to choose one of two means to regulate land use: 1) by annexation or 2) allow the municipality to improve land use regulations that are connected to the Joint Land Use Study. He noted that in November 6, 2018, voters in areas of unincorporated Bexar County within a five mile radius of the Camp Bullis/Camp Stanley Military Bases and the Lackland Air Force Base/Medina Area voted not to support annexation. He added that the Development Services Department, Planning Department, City Attorney's Office, Office of Military Affairs, Bexar County, and the U.S. Military had been working to develop land use regulations around the military bases.

Mr. Shannon reported that the proposed area in the Lackland Extraterritorial Jurisdiction Military Protection Area (ETJMPA) was 20 square miles. He stated that the population in the area was estimated at 40,000 people, with 13,000 single family homes, and it was about 60% vacant. He noted that the Land Use Study indicated that Military Sound Attenuation Controls were required adjacent to the Air Force Base. He added that the population in the area was estimated at 18,000 people with 7,000 single family homes and was about 36% vacant.

Mr. Shannon stated that there would be no rezoning and no changes to the tree ordinance, platting, sign ordinance, or military notifications, and that the City would use the Land Use Designations. He noted that each property would have a Land Use Category, as it was the most appropriate way to handle density and height restrictions. He added that the City would execute an addendum to the Bexar County Interlocal Agreement that would define the roles and responsibilities for permitting, inspections, and property maintenance in the ETJMPAs. He stated that the penalties and enforcement would be handled by the Municipal Courts.

Mr. Shannon stated that the Planning Commission-Technical Advisory Committee reviewed and recommended approval. He noted that staff would go before the Planning and Zoning Commission next week and then to the full City Council in June 2019. He added that staff recommended approval of the ETJMPA Regulations, Comprehensive Land Use Categories, and amendment to the Bexar County ILA to be forwarded to the full City Council.

Councilmember Courage moved to forward the ETJMPA Regulations, Comprehensive Land Use Categories, and amendment to the Bexar County ILA to the full City Council. Councilmember Saldana seconded the motion. Motion carried unanimously by those present.

Adjourn

There being no further discussion, the meeting was adjourned at 11:42 a.m.

Respectfully Submitted,

Shirley Gonzales, Chairperson

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