

**PLANNING AND COMMUNITY DEVELOPMENT
COUNCIL COMMITTEE MEETING MINUTES
WEDNESDAY, AUGUST 12, 2019
2:00 PM
MUNICIPAL PLAZA BUILDING**

Members Present:	Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Roberto Treviño, <i>District 1</i> Councilmember Jada Andrews-Sullivan, <i>District 2</i> Councilmember Rebecca Viagran, <i>District 3</i> Councilmember John Courage, <i>District 9</i>
Members Absent:	<i>None</i>
Staff Present:	Roderick J. Sanchez, <i>Assistant City Manager</i> ; Michael Shannon, <i>Director of Development Services</i> ; Verónica R. Soto, <i>Director of Neighborhood and Housing Services</i> ; Denzel Maxwell, <i>Executive Management Assistant of the City Manager Office</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i>
Others Present:	Art Martinez de Vera, Ramon Vasquez, and Alexis Reyes, <i>American Indians in Texas at the Spanish Colonial Missions</i> , Luis de la Torre and Frank Burney, <i>Clear Channel</i> ; Walter Serna, <i>Serna & Serna</i> ; Art Downing, <i>D9NA</i> ; Tim Alcott, <i>San Antonio Housing Authority</i>

Items 1 and 2 were jointly considered at this time.

- 1. Approval of the minutes from the May 15, 2019 Comprehensive Plan Committee Meeting.**
- 2. Approval of the minutes from the June 17, 2019 Comprehensive Plan Committee Meeting.**

Councilmember Andrews-Sullivan moved to approve the Minutes from the May 15, 2019 and June 17, 2019 Comprehensive Plan Council Committee Meeting. Councilmember Courage seconded the motion. Motion carried unanimously.

Public Comment

Chairperson Gonzales called upon those registered to speak.

Art Martinez de Vera suggested that the Committee revisit designating the Alamo as a cemetery site.

Ramon Vasquez suggested that the Committee conduct an archival research investigation at the Alamo.

Alexis Reyes stated that the American Indians in Texas at the Spanish Colonial Missions were not in support of the Alamo Project because the Alamo was used as a cemetery by American Indians.

Item 4 was considered at this time.

- 4. Briefing and possible action on the proposed update to the City's Chapter 28 Sign Code related to digital billboards.** [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Michael Shannon reported that Clear Channel requested to put digital faces on the opposite side of their existing 12-digital billboards. He stated that Clear Channel was required to remove a mix of 100-ft junior billboards and large billboards along the corridors. He noted that Lamar owned one digital billboard and requested the second face at a different location. He added that OUTFRONT Media proposed that the City authorize two additional permits issued through the 2008 Pilot Program.

Mr. Shannon stated that the major change to the Chapter 28 - Sign Code would be to add digital faces to the backside of the 13 existing digital billboards. He noted that staff recommended one-digital billboard for a 2:1 takedown, allowing the second digital face to be located on a separate one-sided existing billboard for hardship cases, and authorizing permits for two digital billboards from the 2008 Pilot Program with a 4:1 takedown ratio.

Public Comment

Walter Serna asked that the Committee consider reissuing the two permits from the 2008 Pilot Program to OUTFRONT Media and that their takedown ratio would be 4:1 on their 672-sq ft. billboards.

Luis de la Torre stated that he wanted to thank the Committee for reviewing the Code changes.

Frank Burney noted that Clear Channel would be eliminating 25% of their current billboards, which would be a service to the community.

Councilmember Viagran stated that there were a large number of billboards in Council District 3 and that she was interested in reducing the number of billboards in the district. She encouraged that the billboards be taken down immediately after approval by the full City Council. She added that she would like for staff to add language to the Code placing term limits on digital billboards.

Councilmember Courage moved to approve the proposed changes to Chapter 28 - Sign Code and forward to the full City Council for consideration. He noted that the Committee would consider OUTFRONT Media and Lamar Proposals in 2020. Councilmember Viagran seconded the motion. Motion carried unanimously.

- 5. Resolution of No Objection for the St. John's Square Apartment, LP application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits program for the construction of St. John's Square Apartments, a 251 unit affordable multi-family rental housing development, located at 422 E. Nueva Street in City Council District 1.**
[Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Verónica R. Soto reported that the St. John's Square Apartments, LP were seeking a Resolution of No Objection for its application to the Texas Department of Housing and Community Affairs (TDHCA) – Non-Competitive 4% Housing Tax Credit Program. She stated that there would be 251-units of affordable multi-family rental housing development located in Council District 1. She noted that 50 units would be at 50% Area Median Income (AMI) or below. She added that the Housing Tax Credit would be \$4.4 million and the total cost of the project would be \$65 million.

Councilmember Courage asked if the St. John's Square Apartments would be able to add 10 to 12 units at 60% AMI. Tim Alcott responded that the St. John's Square Apartments could not have more units at a higher AMI, but that they may be able to present more units at 50% AMI.

Councilmember Treviño moved to approve the Resolution of No Objection for the St. John's Square Apartment, LP application to the TDHCA – Non-Competitive 4% Housing Tax Credit Program. Councilmember Viagran seconded the motion. Motion carried unanimously.

Item 3 was considered at this time.

3. Briefing and possible action on the proposed Unified Development Code (UDC) Amendments related to 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 ETJMPAs in unincorporated Bexar County. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Michael Shannon reported that voters approved Land Use Controls for Lackland Air Force Base and Camp Bullis; therefore, new regulations must be adopted in the Unified Development Code (UDC) to implement the Land Use Controls through an Interlocal Agreement (ILA) with Bexar County. He stated that the Development Services Department, Planning Department, City Attorney's Office, Office of Military Affairs, Bexar County, and the U.S. Military had worked to develop the regulations to implement the Land Use Controls. He noted that staff recommended approval of the amendments to the UDC Chapter 35 to create a new article in the UDC that would handle military protection areas around Lackland Air Force Base and Camp Bullis, apply new Land Use Categories, and modify the ILA with Bexar County.

Councilmember Viagran moved to approve the staff recommendation and forward to the full City Council. Councilmember Courage seconded the motion. Motion carried unanimously.

Adjourn

There being no further discussion, the meeting was adjourned at 11:56 a.m.

Respectfully Submitted,

Shirley Gonzales, Chairperson

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