

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



**Meeting Minutes  
City Council B Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

**Wednesday, March 4, 2020**

**2:00 PM**

**Municipal Plaza Building**

The City Council of San Antonio convened in the City Council Chambers of the Municipal Plaza Building.

**ROLL CALL**

City Clerk Leticia Vacek took the Roll Call noting a quorum with the following Councilmembers present:

**PRESENT:** Mayor Nirenberg, Treviño, Andrews-Sullivan, Viagran, Rocha Garcia, Gonzales, Cabello Havrda, Sandoval, Pelaez, Courage, and Perry.

**1. Briefing and update on SA2020. [Molly Cox, President and CEO, SA2020]**

Kiran Kaur Bains stated that a survey was released six weeks ago asking individuals to share what they would like to maintain and preserve in San Antonio; what they would like to see improved; and what they would like to change. She noted that nearly 3,000 individuals participated in the survey and a dashboard was created online which included the demographics of respondents and their priorities. She stated that the top priorities were mobility, infrastructure, and education, in that order.

Molly Cox noted that SA2020 began in 2010 under former Mayor Julian Castro, as a public participation process with nearly 6,000 participants. She stated that the community prioritized the following 11 results: 1) Arts and Culture; 2) Civic engagement; 3) Community safety; 4)

Downtown development; 5) Economic competitiveness; 6) Education; 7) Environmental sustainability; 8) Family well-being; 9) Health & fitness; 10) Neighborhoods; and 11) Transportation.

Ms. Cox stated that this resulted in cross-sector collaborative targeted interventions such as PreK4SA, Decade of Downtown, EnrollSA, and many others.

Ms. Bains noted that there were over 160 partner organizations which were committed to aligning their work with the community vision.

Ms. Cox stated that SA2020 provided updates on its progress through reports, podcasts in collaboration with KLRN, ongoing digital presence, and presentation in media. She noted that SA2020 released an annual impact report every year which tracked the progress of 62 indicators. She stated that 72% of the indicators were progressing while challenges existed for higher education, workforce development, cost of living, quality of life, family violence, and mobility.

Ms. Bains noted that SA2020 aligned organizations with shared goals and partnered with organizations to strengthen their capacity and their ability to identify and prioritize outcomes and make the greatest impact on the community vision.

Ms. Cox stated that SA2020 launched The Board Game, which was a leadership and matching program for non-profit board service. She noted that participants were mostly minorities with 45% of those being African American women.

Ms. Bains reviewed the SA2020 Community Engagement Plan which would increase the number of citizens representing the City to reaffirm and strengthen the community vision, elevate the importance of a shared vision and an independent non-profit driving progress, and document the equitable and data-informed engagement process as a national and local best practice. She stated that SA2020 partnered with 70 SA2020 Ambassadors and over 160 partner organizations to increase the number of participants.

Ms. Cox stated that the funding streams for SA2020 from 2010 to 2019 included:

- Foundations (40%)
- City of San Antonio (24%)
- Corporations (15%)
- Individuals (13%)
- Special events (5%)
- Fees for service (4%)

Ms. Cox noted that the next SA2020 Meet Up: Civic Engagement would be held today at Dorcol Distilling & Brewing Company from 5:30 to 7:30 pm.

Mayor Nirenberg spoke of the lack of reduction in the recidivism rate. Ms. Cox stated that the challenges associated with incarceration were housing and education, and that targeted interventions to meet those challenges would assist the entire community. Mayor Nirenberg asked of the data on mobility and transportation. Ms. Cox noted that a third of survey responses

list mobility as a challenge, and out of those, a quarter of the responses listed public transit, traffic, or transportation generally as challenges.

Councilmember Sandoval asked of SA2020's plans for 2020. Ms. Bains stated that in 2020, SA2020 would continue to drive progress towards the community vision by reengaging and reaffirming the community on the vision and elevating awareness of the vision and the non-profit. She noted that SA2020 would release the 2020 Community Impact Report in January 2021 to verify challenges identified over the last year and progress in addressing those challenges. Councilmember Sandoval recommended that said report be brought before the City Council with a Resolution endorsing or adopting the report and integrating it into the Budget process.

Mayor Nirenberg suggested that discussions be held to integrate the community vision into the Council Committee structure.

Councilmember Gonzales stated that it was difficult to get citizens to participate and requested recommendations on connecting citizens to the issues. Ms. Bains stated that public participation would be enhanced by building trust and building relationships and by meeting with citizens where they were at.

Councilmember Courage stated that he was interested in gathering citizen recommendations for addressing challenges. He encouraged the City Council to identify common goals to incorporate into City Council Committees.

Councilmember Cabello Havrda asked of the percentage of data which was collected by the City. Ms. Cox stated that eight City departments provided 33 of the sources for data for 16 indicators. She added that six of the indicators were performance measures for the departments.

Councilmember Rocha Garcia asked if a breakdown of indicators by Council District would be provided. Ms. Cox replied that staff were in the process of placing that information online.

Councilmember Treviño requested a partnership between SA2020 and SASpeakUp to include SA2020 in the Budget process.

Councilmember Perry requested a breakdown of resources committed to each of the 11 priority categories by Local, State, and Federal Agencies and non-profit organizations.

Councilmember Pelaez asked of strategies to increase the number of applicants for membership on boards and commissions. Ms. Bains stated that strategies should center on the removal of barriers such as language, child care, transportation, etc. to recruitment, the application process, training, and the appointment process.

Councilmember Andrews-Sullivan suggested that information on SA2020 be broadcast on TVSA.

Councilmember Viagran spoke of the need to move from conversation to action.

Mayor Nirenberg spoke of the need to ensure that the City's actions were aligned with the community vision as illustrated by the Alamo Promise Program, for example, which would directly impact college access. He suggested that SA2020 report to the applicable City Council Committees every other month on priorities which overlap with the charge of the Committees. Erik Walsh suggested incorporating the community vision into the budgeting presentation and process.

2. Briefing on the 2020 Unified Development Code (UDC) Amendment Process.  
[Roderick Sanchez, Assistant City Manager; Michael Shannon, Director,  
Development Services]

Michael Shannon stated the Unified Development Code (UDC) was Chapter 35 of the City Code which was adopted in 2001. He noted that the UDC contained many regulations and rules for issuing permits and implementing policies for development aligned with the Comprehensive Plan, Master Plan, SA Tomorrow, the San Antonio Climate Adaptation and Action Plan, and the Major Thoroughfare Plan. He stated that the UDC included development regulations for:

- Subdivision platting
- Zoning (base, overlays, etc.)
  - Short term rentals
  - Affordable housing
  - Accessory dwelling units
  - Home occupation
- Street and storm water design standards
- Historic preservation
- Protection of natural resources
  - Trees, Aquifer, etc.

Mr. Shannon noted that the UDC was updated every five years to: 1) Improve the workability and administrative efficiency; 2) Eliminate unnecessary development costs; and 3) Reflect changes in the law and state of the art standards in land use planning and urban design. He stated that amendments to the UDC could be initiated by:

- City staff
- Zoning Commission
- Planning Commission
- Board of Adjustment
- Historic Design and Review Commission
- External parties (neighborhoods, businesses, etc.)
- City Council

Mr. Shannon noted that a Council Consideration Request (CCR) was submitted by Councilmember Pelaez in November 2018 to review the feasibility of a cost impact analysis for each amendment. He stated that a task force was created to review current processes and best

practices from other organizations. He noted that the task force recommended that the UDC be revised to require a cost impact statement for each proposed amendment to include a justification and language to note an increase, decrease or no impact. He stated that this recommendation was not passed but any City department proposing an amendment would include the cost impact. He noted that external parties could only submit edits, clarifications, and rule interpretations as amendments and other amendments could be sponsored by the Planning Commission.

Mr. Shannon stated that the Planning Commission served as the lead commission in the UDC Update Process. He noted that the Technical Advisory Committee was a Subcommittee of the Planning Commission and was comprised of 18 members to include representatives of the Board of Adjustment, Zoning Commission, Parks and Recreation Board, development/real estate professionals, registered professional engineers, planning professionals, registered Architects, environmental/historic preservation, community representatives, and the Planning Commission. He stated that the Planning Commission Technical Advisory Committee (PCTAC) would bring recommendations to the Planning Commission for a vote.

He noted that in 2015, 296 amendments were received with two-thirds submitted by city staff and one-third submitted by external parties. He stated that the deadline for submission of amendments in the current cycle was May 1, 2020 and the Development Services Department (DSD) would review the amendments during that month. He noted that the amendments would then be reviewed by the PCTAC and the Planning Commission from May to June 2020 and the final recommendations would be sent to the applicable boards and commission from June to October 2020. He stated that the final recommendations would be brought before the Planning and Land Development Council Committee in November and December 2020 and to the City Council in December 2020. He noted that training on the new amendments would be held in January 2021.

Mr. Shannon stated that outreach would be performed through a survey, e-blasts and social media, the DSD Academy, community meetings, live streaming, the website, and training.

Mayor Nirenberg stated that the UDC process was very important to ensure that policies were aligned with City Code and that the process was transparent and open.

Mr. Shannon stated that a team of DSD staff were dedicated to communication to ensure that individuals understand the proposed amendments by following established engagement principles.

Councilmember Courage asked if the PCTAC had been established. Mr. Shannon replied that it had and was utilized for the five-year update, Major Thoroughfare Plans, and other out-of-cycle amendments. Mr. Shannon stated that there were 10 alternates, two vacancies, and six members whose terms would expire in May 2020. Councilmember Courage asked if individuals could be recommended for membership. Mr. Shannon replied that they could and should apply.

Councilmember Courage requested a list of the open positions. Mr. Shannon stated that he would provide that information.

Councilmember Sandoval suggested that the context of a UDC amendment be included along with the associated cost. She asked what positions were vacant on the PCTAC. Mr. Shannon replied that there was one vacancy for community member, and a general community member as an alternate. He added that there would be six vacancies for members with expiring terms in the categories of development real estate professional (1), registered professional engineer (1), planning professional (2), and community member (2). Councilmember Sandoval asked for the deadline for submission of applications. Mr. Shannon replied that the deadline for applications was March 20, 2020.

Councilmember Perry asked what the estimated number of amendments to be submitted this year was. Mr. Shannon replied that amendments could number 500-600. Councilmember Perry suggested that a cost/benefit analysis be included with each amendment.

### **EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting at 4:54 pm to discuss the following items:

- 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. Legal issues related to litigation involving the City pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers or employees and discuss related legal issues pursuant to Texas Government Code Section 551.074 (personnel matters) and Texas Government Code Section 551.071 (consultation with attorney).
- F. Discuss legal issues relating to COVID-19 preparedness pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Mayor Nirenberg reconvened the meeting at 6:50 pm and announced that no action was taken.

### **PUBLIC HEARING**

- 3. Public Hearing for Substantial Amendment #2 to the FY2020 HUD Action Plan and Budget awarding up to \$950,000.00 in total in Neighborhood Stabilization Program (NSP) funding as follows: \$700,000.00 to Neighborhood and Housing Services of San Antonio, Inc. for the development of 14 affordable homeownership housing units

and \$250,000.00 to WestCare Texas, Inc. for the development of 5 affordable homeownership housing units; and amending the NSP target areas. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

Mayor Pro Tem Perry called upon the individuals registered to speak.

Antonio Diaz stated that he supported the amendment to the FY 2020 HUD Action Plan and Budget and noted that the Affordable Housing Acts median income was not the same as that for average citizens.

Diana Uriegas spoke of the need for affordable housing.

### **PUBLIC COMMENT**

Nazirite Ruben Flores Perez stated that the Coronavirus was killing people. He noted that the kingdom was coming and we need to pray to God in heaven.

San Antonio Preparatory Charter School (Stephanie Hall Powell, Deni Avelar, Ernestine Hopkins) noted that the San Antonio Preparatory School operated out of Judson ISD for grades 5-12. They provided an overview of the school.

Katy Murdza stated that the Contra Border Security Expo celebrated what has gone wrong and the City didn't have to support the Expo.

Antonio Diaz stated that the Columbus statue should come down as it celebrated slavery. He noted that the proposed Renter's Commission should only have renters and no property managers or landlords. He stated that only renters could understand problems associated with renting.

Diana Uriegas stated that the Renter's Commission should only have renters and renters need a voice.

Contra Border Expo (Jovanni Reyes, Diana Lopez, Rachell Tucker) submitted written testimony.

Elizabeth Cave stated that it was an oversight by the City to allow the Contra Border Security Expo to take place.

Debra Hernandez stated that America only gives asylum to white people from white countries. She noted that the Contra Border Security Expo should not be allowed to take place at the Henry B. Gonzalez Convention Center.

Jeril Bills stated that the Contra Border Security Expo was about fear and made us less safe.

Kayla Ortega stated that the City should ban plastic bags. She noted that the average time of use for plastic bags was 12 minutes. She stated that reusable bags save money and the City could give tax credits to incentivize businesses to eliminate plastic bags.

Pedro Ruiz stated that government was trying to stop the coronavirus but didn't care about stopping the Contra Border Security Expo. He noted that the City was manipulated by the military.

Kyle Kennedy stated that he was against the Contra Border Security Expo being held at the Convention Center. He noted that it may bring business and tourism to the City, but the majority of hotel workers were Hispanic. He stated that big groups of racist Border Patrol Agents would be there.

**ADJOURNED**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 6:31 pm.

**APPROVED**

**RON NIRENBERG**  
MAYOR

Attest:

**TINA J. FLORES**  
Acting City Clerk