

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



**FINAL
Meeting Minutes
City Council B Session**

City Hall Complex
114 W. Commerce
San Antonio, Texas 78205

Wednesday, January 7, 2015

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 with the following Councilmembers present:

Present 11 - Mayor Taylor, Trevino, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier, and Gallagher

1. A Briefing on the current status and workplan for the City of San Antonio’s three growth-related plans including the Comprehensive Plan, the Strategic Multi-Modal Transportation Plan, and the Sustainability Plan. [Peter Zanoni, Deputy City Manager; John Dugan, Director, Planning and Community Development]

John Dugan presented an update on the Comprehensive Plan stating that 1.1 Million additional people were projected in Bexar County by 2040. He explained that the purpose of a Comprehensive Plan was to establish policies to manage growth over the next 25 years. He highlighted outreach strategies that include hosting a Citizen Planning Institute, Community Forums, and Use of Social Media. He outlined the Baseline Studies that have been completed thus far including a Land Supply Analysis and Development Demand. He spoke of the New Housing Units forecasted between 2010 and 2040 by area and highlighted existing and emerging growth centers. He mentioned that Moore, Iacofano, Goltsman, Inc. were the Lead Consultants on the Comprehensive Plan. He indicated that

the City Council, Comprehensive Planning Committee, City Departments, and Plan Element Working Groups would participate in the process. He provided an overview of the Plan Element Working Groups and their 11 Major Focal Areas.

Mr. Dugan reported that VIA Metropolitan Transit was contributing \$250,000 to the Comprehensive Plan Effort and would be a major stakeholder in the development of the Plan. He presented a Timeline noting that a Final Comprehensive Plan Document would be completed in April 2016.

Terry Bellamy provided an overview of the Strategic Multi-Modal Transportation Plan noting the multiple modes in the system. He reported that the Lead Consultant for the Transportation Plan was Parsons Brinckerhoff and their partners include Bexar County, VIA Metropolitan, and the Texas Department of Transportation (TxDOT). He spoke of the Travel Demand Modeling, System Evaluation, and Public Engagement that would occur. He highlighted the Interaction among the Transportation Plan, Comprehensive Plan and Sustainability Plan noting that Data and Policies would be shared.

Doug Melnick presented information on the Sustainability Plan and stated that it was a long-range plan that would address Air & Water Quality, Community Health, and Energy. He spoke of other Sustainability Plans that had been adopted throughout the country which include Chicago, New York, and Dallas. He stated that the Sustainability Plan would address community and municipal operations, as well as build upon SA2020 and the Mission Verde Plan. He noted that the Sustainability Plan would provide common sustainability metrics such as food security and access to green space. He added that the Plan would set targets, guides, and monitor achievements. He stated that a Consultant for the Plan would be selected later this month.

Mayor Taylor spoke of previous plans that were not implemented and stated that it was important to ensure that these new Plans were implemented. She asked of the Community Plan Advisory Group and their involvement. Mr. Dugan replied that they would provide information on their organization's Planning Efforts and provide technical support to help draft policy. Mayor Taylor asked how people that may not be connected could get involved. Mr. Dugan stated that they would utilize mass media to include a website for direct input. Mayor Taylor asked of the Air Quality Issue. Mr. Bellamy responded that the Environmental Protection Agency (EPA) had guidelines on how to improve Air Quality. He stated that they run several types of Air Quality Monitoring Systems to monitor the types of emissions that are in the air. He noted that they supported improving the Ride Share Program and using alternate forms of transportation to get people out of cars. Mayor Taylor asked of the implementation of the Bike Master Plan. Mr. Bellamy replied that the Multimodal Transportation Plan would include an update of the 2011 Bicycle Master Plan. He stated that they were working with students from UTSA and Our Lady of the Lake

University to incorporate their suggestions for improvement.

Councilmember Lopez spoke of the importance of identifying funding to ensure that the Comprehensive Plans are implemented. He stated that there was a health consequence with not moving forward to ensure that the next generation has clear air to breathe and a sustainable environment. He spoke of the outreach that would be necessary and recommended engaging the Metropolitan Planning Organization (MPO) Bicycle Mobility Committee and Pedestrian Mobility Committee for input.

Councilmember Viagran commended staff for their outreach efforts that include Social Media but noted that it was important to go door-to-door and solicit input from Senior Centers. She asked if ordinances were being created or amended for new developments. Mr. Dugan replied that there would be a series of Development Code Amendments to implement the new concepts. He stated that they would protect and enhance existing neighborhoods.

Councilmember Gonzales asked of the new housing units referenced on Slide 8. Mr. Dugan responded that they were new units and not existing or rehabilitated units. Councilmember Gonzales asked of outreach efforts. Mr. Dugan replied that they hoped to begin soliciting input in February or March of this year. Councilmember Gonzales asked of bringing together walkable communities, mass transit, and bicycling. Mr. Dugan responded that they would differentiate the types of development and develop policies within the plan. Councilmember Gonzales referenced markers for air quality and asked if there were benchmarks for housing. Mr. Melnick replied that they would be looking at Best Practices and spoke of the relationship among sustainability, the environment, and health issues. Councilmember Gonzales spoke of the potential to implement the route along UTSA, St. Mary's University, Our Lady of the Lake and San Antonio College with lighting and parks in between.

Councilmember Warrick asked of coordination with adjacent counties. Mr. Dugan confirmed that they were coordinating with regional partners through the MPO. Mr. Melnick added that they were coordinating with the Alamo Area Council of Governments (AACOG) on air quality which was a regional issue. Councilmember Warrick referenced Slide 10 and asked if there was a focus on areas where the city wanted growth. Mr. Dugan replied that they would review many areas to accommodate growth. Councilmember Warrick asked of density levels. Mr. Dugan replied that the Density Analysis conducted showed that most of the areas outside Loop 410 had existing density in terms of zoning to accommodate growth. Councilmember Warrick asked if there was a framework or indicators to determine if another Comprehensive Plan was needed before 2040. Mr. Dugan replied that there would be an annual review of the plan and that best practices recommend that Comprehensive Plans be updated every 10 years.

Councilmember Saldaña spoke of Transportation and the challenges with utilizing public transportation to get from one side of the city to the other. He asked staff how they would begin transportation planning efforts if they could utilize the 1/8-cent sales tax once the Linear Park System was completed. Mr. Dugan stated that they would begin with the process of planning and review existing conditions. He noted that they would look at what they wanted to see in the future and what could be implemented cost-effectively. Councilmember Saldaña spoke of transit-oriented development that would help prepare for growth.

Councilmember Krier asked if a performance review had been conducted of the 1997 Comprehensive Plan. Mr. Dugan replied that the Consultants were now reviewing the 500 policies included in that Plan to see what was implemented and what might still be relevant. Councilmember Krier spoke of the need to encourage infill development but not make it unaffordable. He stated that he was pleased with the \$250,000 contribution from VIA but encouraged them to ensure that the community agrees with fundamentally changing how people move around the city.

Councilmember Gallagher stated that annexation was an important component of the Plan and that City/County Integration should be a part of that process.

Councilmember Nirenberg spoke of the importance of community input and noted that they should review the Plan annually to ensure relevance. He stated that it was necessary to protect water resources, build green spaces, and better enhance mobility.

Councilmember Warrick asked if non-attainment was inevitable. Mr. Dugan replied that the city was very close to non-attainment status.

Mayor Taylor thanked staff for the presentation and stated that she looked forward to future updates.

2. A Briefing on the Economic Impact of Historic Preservation in San Antonio by Donovan Rypkema, PlaceEconomics.[Carlos Contreras, Assistant City Manager; Shanon Shea Miller, Director, Office of Historic Preservation]

Shanon Miller introduced Donovan Rypkema of PlaceEconomics. Mr. Rypkema presented a briefing on the economic impact of Historic Preservation in San Antonio. He stated that the purpose of the report was to understand the role of Historic Preservation in San Antonio and see how they compare to the rest of the city. He indicated that they had used the 11 Vision 20/20 Categories as a framework for their analysis and presented maps outlining

National Register Districts and Local Historic Districts. He provided comparisons between San Antonio and Historic Districts in the following categories: Racial Makeup, Hispanic Population, and Income Distribution. He highlighted features of Historic Districts, as well as the density, recreation, transportation and education within these districts.

Mr. Rypkema spoke of Heritage Tourism and reported that there were 51,000 jobs with \$1.7 Billion in income per year from Heritage Tourism. He highlighted the Investment and Reinvestment occurring in Historic Districts and noted the increase in new construction and rehabilitation from 2003-2014. He stated that the property values in Historic Districts increased from 1998-2013. He noted that Historic Preservation and Historic Districts make significant social, economic, and cultural character and quality in San Antonio. He added that many of the contributions of Historic Preservation advance the goals of Vision 2020. He spoke of under-used opportunities such as the use of Federal Rehabilitation Tax Credits and Conversion of Downtown Historic Buildings into Market Rate Housing. Lastly, he wished San Antonio well on having the Missions placed on the World Heritage List.

Mayor Taylor thanked Mr. Rypkema for his presentation and stated that she was honored with his presence at the meeting.

Councilmember Viagran thanked Mr. Rypkema and stated that four of the five Missions were located in District 3. She stated that economic integration was extremely important for the city and asked if the Density in Historic Districts included Multi-Family Units. Mr. Rypkema stated that it was mostly Single-Family Units but included some Multi-Family Units. Councilmember Viagran asked of the condition of the Linear Feet of Sidewalks reported for Historic Districts. Mr. Rypkema replied that they did not have that information and had taken their data from City Engineering Records.

Councilmember Warrick thanked Mr. Rypkema for his presentation and asked of the impact of increasing density. Mr. Rypkema stated that a great case could be made for density to include Transportation Nodes.

Councilmember Saldaña asked of the underutilization of the Federal Rehabilitation Tax Credits. Mr. Rypkema replied that he utilized data related to job creation and household income through the use of the Tax Credit and the data for San Antonio was extremely low. He noted that the amount of projects that have been implemented through the use of Federal Tax Credit was much less than it should be. He indicated that a State Tax Credit was going to be implemented in Texas and would be beneficial.

Councilmember Treviño stated that San Antonio was rich in History and referenced the Stinson Airport which was Historic. Mr. Rypkema stated that this was a great time in the Comprehensive Plan Process to identify the intangible heritage assets of San Antonio.

Mayor Taylor thanked everyone for the presentation and spoke of Gentrification that has been discussed in the Diverse and Dynamic Neighborhoods Task Force Meetings. She stated that there were tensions between those that had lived there for many years and those that were new to the neighborhood. She noted that the intangible value of the history of the neighborhood must be conveyed to the new people moving into the neighborhood.

EXECUTIVE SESSION

Mayor Taylor recessed the meeting into Executive Session at 4:46 pm to discuss the following:

- A. Deliberations regarding economic development negotiations and discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).
- B. Deliberate the purchase, exchange, lease or value of real property and discuss related legal issues pursuant to Texas Government Code Sections 551.072 (real property) and 551.071 (consultation with attorney).
- C. Discuss legal issues related to collective bargaining pursuant to Texas Government Code Section 551.071 (consultation with attorney).

RECONVENED

Mayor Taylor reconvened the meeting at 6:05 pm and announced that no action was taken in Executive Session.

The City Clerk read the caption for Item 3:

- 3. Joint City Council of San Antonio and Charter Review Commission Public Hearing on possible amendments to the City Charter.

Mayor Taylor opened the Public Hearing and provided an update on the Charter Review Commission. She stated that the City Council had ordered an election for Saturday, May 9, 2015 for the purpose of amending the City Charter to require an election before city streets can be used for streetcars. At that time, the Council created a 13-Member Charter Review

Commission to provide Charter Revision recommendations to the City Council. She noted that the Commission would meet regularly and that citizens would have an opportunity to provide input during Citizens to be Heard throughout January and February. She thanked the Charter Review Commission for their work.

Mayor Taylor called upon the individuals registered to speak.

George Alejos spoke in opposition to Street Cars and noted that LULAC would be monitoring the topic.

Henry Rodriguez stated that citizens were opposed to fluoride being added into the water supply and requested that citizens be able to vote on this issue.

Nikki Kuhns expressed her concern with the broad language of the City Charter and with the installation of Smart Meters. She requested that said item be placed on the May Ballot as a Charter Amendment Proposition.

Rhett Smith requested that the Charter require Councilmembers to be accountable to the citizenry.

Roberto Escobedo spoke in support of increasing Council Pay. He requested data comparing council salary by City and asked if the number of Councilmembers would be increased.

Nazirite Ruben Flores Perez expressed his concern with the inclusion of fluoride in the water and the use of Smart Meters by CPS Energy.

Branden Dross highlighted a study conducted by his UTSA Class which addressed increasing Council Pay. He expressed his support for increasing Council Pay.

Jack M. Finger requested that the Non-Discrimination Ordinance be repealed and stated that citizens should have the opportunity to vote on Council Pay.

There being no other citizens registered to speak, Mayor Taylor closed the Public Hearing at 6:28 pm.

CITIZENS TO BE HEARD

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

Billy Copeland addressed the City Council and stated that he had purchased a home at 326 Shannon Lee in May 1965. He noted that he and his neighbors were concerned with the removal of the bridge on Shannon Lee and submitted a petition of 100 signatures in favor of maintaining the bridge.

Mark Perez expressed concern with the Development Services Department and noted issues with public safety. He referenced the AGE Refinery Building and asked that it be closed down.

Sylvia Villarreal addressed the City Council in opposition to the expansion of the Planned Parenthood Facility located at 2140 Babcock Road. She noted concerns with the many abortions performed and asked if the facility was properly zoned.

Mike Knuffke addressed the City Council in opposition to the expansion of the Planned Parenthood Facility located at 2140 Babcock Road. He expressed concern that over 7,000 abortions were performed last year in Bexar County and asked why Planned Parenthood did not follow the zoning requirements.

Nazirite Ruben Flores Perez stated that Yahweh was opposed to abortions being performed. He referenced the Senior Centers in San Antonio and stated that he was supportive of the naming of the Doris Griffin Senior Center.

Daniel Petri addressed the City Council and stated that he was in support of the maintaining the Shannon Lee Bridge referenced by Mr. Copeland. He spoke in opposition to the expansion of the Planned Parenthood Facility located at 2140 Babcock Road noting concerns with the many abortions performed.

Jack M. Finger played a video and spoke in opposition to the expansion of the Planned Parenthood Facility located at 2140 Babcock Road.

Faris Hodge, Jr. submitted written testimony on various articles from the SA Express News regarding NFL Players saying no to Domestic Violence. He wrote that filters should be installed on all Public Library Computers and highlighted the body cameras being tested by the San Antonio Police Department. He expressed concern that restaurants are not being inspected and that Black Individuals were being excluded from the Fire Department. He expressed support for the \$100,000 received by Animal Care Services.

ADJOURNMENT

There being no further discussion, Mayor Taylor adjourned the meeting at 6:55 pm.

APPROVED

IVY R. TAYLOR
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/MMC
CITY CLERK