

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



**FINAL  
Meeting Minutes  
City Council B Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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**Wednesday, May 18, 2016**

**2:00 PM**

**Municipal Plaza Building**

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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:** 9 - Mayor Taylor, Treviño, Viagran, Saldaña, Gonzales, Lopez, Medina, Krier, and Gallagher

**ABSENT:** 2 - Warrick, and Nirenberg

Mrs. Vacek announced that Councilmember Warrick was in Kansas City, MO while Councilmember Nirenberg was attending NLC Infrastructure Week in Washington, D.C.

1. A Briefing on the City of San Antonio’s three growth-related plans including the Comprehensive Plan, the Multi-Modal Transportation Plan, and the Sustainability Plan collectively named "SA Tomorrow." [Peter Zaroni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development; Terry Bellamy, Assistant Director, Transportation and Capital Improvements; Doug Melnick, Chief Sustainability Officer]

Bridgett White presented an overview of the SA Tomorrow Plan which includes the Comprehensive Plan, Multi-Modal Plan, and the Sustainability Plan. She stated that SA

Tomorrow builds on the SA2020 Vision to create the safest big city, ensure a Vibrant Downtown, and provide quality education. She noted that the population was projected to grow by 1.1 million in the year 2040. She provided an overview of the stakeholder input and engagement noting that a Comprehensive Plan Advisory Group was convened with representatives from Economic Development, Government, Housing, Military, and Non-Profit Organizations.

Ms. White spoke of the Comprehensive Plan and outlined the Regional Centers, Urban Centers, Corridors, and VIA Vision 2040. She highlighted goals within each of the following categories: Neighborhoods, Plan Elements, Growth & City Form, Transportation & Connectivity, Housing, Jobs & Economic Competitiveness, Community Health & Wellness, Public Facilities & Community Safety, Natural Resources & Environmental Sustainability, Historic Preservation & Cultural Heritage, Military, Place Types, Community Corridor Phased Development, Trail-Oriented Development, and Industrial Site Adaptive Reuse. She stated that they would host a Roll-Out Event, Corridor Land Use Study, and coordinate the 2017 Bond Program within the first six months to one year. She added that Years 2-5 would include Regional Center Planning, Community Planning, Neighborhood Summits, and Potential Unified Development Code (UDC) Amendments.

Terry Bellamy provided an overview of the Multimodal Transportation Plan noting that they had collaborated with International Agencies on same. He stated that this would be the First Comprehensive Transportation Plan in San Antonio which would consider all transportation modes. He noted that their focus would be to provide congestion relief and move people; not just cars. He mentioned that they would improve safety for all uses and apply the latest technology. He mentioned that they would consider various funding sources such as an increase in the Vehicle Registration Fee, Parking Fees, and Tax-Increment Financing (TIF) Districts.

Mr. Bellamy outlined the 5-Step Process utilized for the Major Thoroughfare Plan: 1) Constraints Analysis; 2) Alignment Evaluation; 3) Functional Classification; 4) Modeling and Evaluation; and 5) Stakeholder and Committee Input. He highlighted a map of Proposed New Thoroughfares and Alignment Changes, as well as the Corridors Evaluated.

Doug Melnick provided an update on the Sustainability Plan noting that it was a roadmap to enhance a community's quality of life and balance the impact of expected growth. He highlighted the Public Engagement thus far and noted the Working Groups and Expert Stakeholders that have provided input. He mentioned the various baseline studies that have been performed and highlighted the focus areas: Energy, Food System, Green Buildings & Infrastructure, Land Use & Transportation, Natural Resources, Public Health, and Solid Waste. He stated that they would identify short, mid, and long-term strategies, as well as

continue the public engagement process.

Peter Zanoni stated that the Comprehensive Plan had evaluated City Council's Adopted Annexation Program. He noted that staff recommended a City Council B Session on June 15, 2016 to obtain City Council Direction on the City's Annexation Program. He indicated that staff would provide the City Council with the following documents prior to the B Session: 1) City Manager's Annexation Technical Work Group Report on Financial Analysis; 2) Two independently commissioned reports on Financial Analysis; and 3) SA Tomorrow Annexation Policy & Strategy Assessment. He provided a revised SA Tomorrow Adoption Calendar noting that City Council Public Hearings would be held on June 29th and 30th.

Mayor Taylor thanked everyone for their work on said item. She stated that establishing a framework for future growth was very important and that there should be ample opportunity to discuss the Plan in further detail. She asked of coordination with VIA Metropolitan. Mr. Bellamy replied that they had worked very closely with VIA throughout the entire process. Mayor Taylor asked of the correlation with the Bicycle Master Plan. Mr. Bellamy stated that they included a chapter on the Bicycle Plan and addressed the issue of connectivity. Mayor Taylor encouraged everyone to read the Plans included within SA Tomorrow and again stressed the importance of planning for growth.

Councilmember Viagran spoke of the importance of linking housing and transportation options as well as jobs and economic competitiveness. She asked if they would continue to review Land Use and Community Plans. Ms. White replied that they would continue to review same. Councilmember Viagran expressed support for the concept of moving people, not cars. She noted that they should look at the impact to Air Quality when incentivizing companies coming to San Antonio. She added that with regard to the issue of Annexation, it was important for San Antonio to maintain local control.

Councilmember Gallagher spoke of the importance of the sustainability of the city to include revenue sources. He stated that he also felt that the city should have control of Annexation and noted concerns with revenue caps.

Councilmember Gonzales asked if the goals were in priority order. Ms. White replied that the goals were developed by the Plan Working Group Members and were prioritized for each of the nine elements. Councilmember Gonzales expressed concern that the Regional Centers were heavily dominated in the North and Outside Loop 410 and that investment and infrastructure would be focused on that direction. Ms. White stated that they were looking at creating Regional Centers and creating Community Plans and would review the opportunities that exist. Councilmember Gonzales asked of the Draft Sustainability Plan

Structure on page 44 of the presentation noting concerns with the many categories. Mr. Melnick stated that there was a great deal of information listed but they would have a specific implementation plan which would be evaluated on an annual basis.

Councilmember Saldaña thanked everyone for their work and asked of successful incentives for infill development being utilized by other cities. Ms. White replied that there were tools such as Tax Increment Investment Zones and Tax Abatements that could be used to incentivize development and density. Councilmember Saldaña asked if incentives were discussed within the SA Tomorrow Plan. Ms. White stated that it was not in the document noting that the Comprehensive Plan was a long-range document and should be flexible. Mrs. Sculley added that developing implementation strategies would be the next step in the process and could include incentives. Councilmember Saldaña asked of Smart City Technology. Mr. Bellamy replied that it was the new buzz word from Intelligent Transportation Systems. He explained that the industry was taking the information and pushing it back out to the public in real time through a series of applications.

Councilmember Krier stated that one of the things missing from the plan was a funding strategy. He spoke of the importance of notifying major stakeholders in the community about SA Tomorrow prior to its adoption. Mrs. Sculley stated that they have communicated with many of the major stakeholders in the community and would continue to do so.

Councilmember Treviño asked of next steps to identify projects for the 2017 Bond Program. Mrs. Sculley stated that Mike Frisbie and his staff had drafted recommendations based on input from the City Council. She noted that they would use recommendations from the Comprehensive Plan to make recommendations regarding Street and Sidewalk Improvements, as well as Drainage and Parks. Councilmember Treviño spoke of the importance of including input from the community and ensuring that they are informed about the Plan and Bond Program.

Councilmember Lopez highlighted the partners on the Multi-Modal Plan and stated that it was important to work together to plan for the future. He spoke of the call for projects through the MPO and how they leverage resources.

Councilmember Medina thanked everyone for their work and asked of the City Brand. Mrs. Sculley stated that it was part of their Economic Development and Convention and Visitors Bureau Strategies to develop a branding to be used in the near future. Councilmember Medina asked of the discussions related to Light Rail. Mr. Bellamy replied that through the surveys and community conversations, Light Rail was a legitimate option looking out 25 years.

Mayor Taylor stated that it was important to measure progress and to identify goals to accomplish within various timeframes. She highlighted the Regional Centers and noted that they were working on a Smart City Initiative for the community. She mentioned that although costs to implement the plan were high; she was concerned with the cost of not planning. She thanked everyone for the presentation.

2. A Briefing on the property appraisal process provided by the Bexar Appraisal District. [Ben Gorzell, Chief Financial Officer; Michael Amezcuita, Chief Appraiser, Bexar Appraisal District]

Councilmember Treviño mentioned the increase in property taxes this year and introduced Michael Amezcuita, Chief Appraiser for the Bexar Appraisal District. Mr. Amezcuita highlighted the Board of Directors and stated that they are responsible for hiring the Chief Appraiser and setting the budget. He noted that the Directors have no authority to set values or appraisal methods. He added that the Chief Appraiser carries out the Appraisal District's Legal Duties, hires staff, makes the appraisals, and operates the Appraisal Office.

Mr. Amezcuita stated that the Appraisal District was created to develop a centralized administration of appraised/assessed values and exemptions. He noted that they value property at 100% of Market Value and equally and uniformly with like properties as of January 1st of each year. He indicated that they must pass the Comptroller's Property Value Study (PVS) and Method and Assistance Program Review. He highlighted the PVS Study, noting that it was conducted by the Texas State Comptroller. He mentioned that the Study calculates taxable wealth of school districts to ensure equitable State Funding, and also tests Appraisal District Performance. He stated that the Ratios were calculated using Sales Prices and Independent Appraisals and must be within 5% Margin of Error to be valid.

Mr. Amezcuita provided an overview of the Appraisal Process in which they maintain records and collect data; value real and personal property; and certify property values to all taxing jurisdictions by July 25th. He spoke of the Appeals Process stating that Notices of Appraised Value were sent each year to new owners and to owners whose value has increased by \$1,000 or more from the previous year. He noted that property owners may appeal valuations and may meet informally with the Appraiser. He stated that if not resolved informally, a hearing is scheduled with the Appraisal Review Board (ARB). He noted that if owners did not agree with the value determined by the ARB; they may continue the Appeals Process through Filing a Request for Binding Arbitration or for a Hearing overseen by the State Office of Administrative Hearing.

Mr. Amezcuita spoke of the Homestead Cap in which an appraisal limitation is established at 10% above the previous year's appraised value. He stated that the Homestead must be in place for one year before subject to the Cap. He noted that the Cap does not apply to properties that are not Residential Homesteads. He outlined the most common exemptions to include being over 65 years of age, Disabled Persons, and Disabled Veterans.

Mr. Amezcuita outlined the Economic and Legal Issues affecting property valuation. He stated that in 2015, County-Wide Protests totaled 90,652 with a total value loss of \$3.1 Billion at the ARB Level. He noted that the number of Second Level Appeals totaled 2,816 with a value loss of \$1.2 Million due to Litigation.

Mayor Taylor thanked Mr. Amezcuita for the presentation.

Councilmember Lopez asked of the Cap for individuals over the age of 65. Mr. Amezcuita replied that there was a great amount of protection for taxpayers and could make himself available to the City Council for meetings in the community.

Councilmember Gallagher asked of the trend regarding protests. Mr. Amezcuita replied that 90% of Appeals were Tax Agent Sponsored and that they did not win many of the cases. Councilmember Krier asked if there was a Statewide Association of Appraisers. Mr. Amezcuita confirmed that there was a Texas Association of Appraisal Districts. Councilmember Krier spoke of the concerns from constituents regarding the large increases in property values. Mayor Taylor thanked Mr. Amezcuita for the presentation.

### **EXECUTIVE SESSION**

Mayor Taylor announced that the Executive Session would not be held.

- 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).

**RECESSED**

Mayor Taylor recessed the meeting at 4:46 pm and announced that the meeting would resume at 6:00 pm.

**RECONVENED**

Mayor Taylor reconvened the meeting at 6:00 pm and addressed Item 3.

**PUBLIC HEARING**

City Clerk Vacek read the caption for Item 3:

3. First Public Hearing regarding the annexation of approximately 202.79 acres consisting of 128.87 acres at 11625 Old Corpus Christi Highway, described as CB 4007 P-146 (128.376 Ac) and P-312 (0.497 Ac) ABS 11, and 73.92 acres, located at South IH 37, described as CB 40079-310 ABS 11. [Peter Zanoni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

Mayor Taylor opened the Public Hearing noted by the City Clerk and noted that no citizens had registered to speak. Mayor Taylor declared the Public Hearing closed. At this time, she addressed Citizens to be Heard.

**CITIZENS TO BE HEARD**

Mayor Taylor called upon the citizens registered to speak.

Terry Burns, Chair of the Alamo Sierra Club addressed the City Council in opposition to the Vista Ridge Project. He noted concerns with donations from Pape-Dawson to the City Council and with the long term of the contract.

Mark Perez addressed the City Council and noted concerns with businesses operating without the proper permits. He referenced the AGE Refinery Building and spoke of various City Employees that had not responded to his requests.

James Myart showed a video from when he was incarcerated and noted concerns with excessive use of force. He expressed that he was not provided medical attention when needed.

Ronnie Tyree expressed concern that he was beaten by an individual but the Police Officers arrested him instead of the perpetrator. He stated that he was now homeless and had lost

everything.

Nazirite Ruben Flores Perez addressed the City Council and expressed support for the Lake Calaveras Air Monitoring Grant (Item 16) on the Regular Agenda of the City Council Meeting the next day.

Juan Macias addressed the City Council and expressed concern with the gang violence occurring in his neighborhood. He noted issues with his neighbor and requested assistance from the city.

Faris Hodge, Jr. submitted written testimony noting that a Dress Drive brought hope to The Children's Shelter. He wrote that Body Cameras for Police Officers would benefit everyone. He requested that Citizens to be Heard be televised. He highlighted the \$100,000 awarded to the Boys and Girls Club from The Hearst Foundation.

**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 6:33 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/CMC/MMC  
CITY CLERK