

**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, August 3, 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:** 11 - Mayor Taylor, Treviño, Warrick, Viagran, Saldaña, Gonzales, Lopez, Medina, Nirenberg, Krier, and Gallagher

1. A Briefing on the SA Tomorrow Comprehensive Plan, Multimodal Transportation Plan, and Sustainability Plan, and an update on the City's Annexation Program. [Peter Zanoni, 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 the SA Tomorrow Comprehensive Plan, Transportation Plan, and Sustainability Plan. She stated that the Planning Commission had recommended approval of the Comprehensive Plan and Multimodal Transportation Plan with staff suggested modifications. She noted that they recommended approval of the Sustainability Plan with staff suggested modifications and two Commission Amendments.

Ms. White highlighted the Comprehensive Plan Refinement and Engagement Process noting that the draft was released on May 2, 2016. She added that the Comprehensive Plan

Goals to include revising the 1997 Master Plan Policies and re-affirming the Community's Vision for the future. She outlined the staff amendments noting that general amendments included clarifications, additional text, and graphics. She stated that specific amendments were related to the Regional Center, Neighborhood Planning, Neighborhood Engagement, Historic Preservation, Historic Districts, and Neighborhood Conservation Districts. She provided a General Implementation Assessment to include the Fiscal Impact to the General Fund and Capital Budget.

Terry Bellamy presented information on the Multimodal Transportation Plan noting that it considers all modes of transportation. He stated that it would create connections between modes, provide choices, and promote sustainable methods. He spoke of the Vision Zero Initiative to prevent pedestrian accidents. He highlighted the Major Thoroughfare Process to move people; not cars and mentioned Smart City Technology. He presented Unit Costs for Infrastructure Funding noting a 5-Year Action Plan Estimate totaling \$304.5 Million. He reported that the draft plan was updated based on input from the public and stakeholder groups to provide more emphasis on Vision Zero and clarification on the Major Thoroughfare Plan.

Doug Melnick presented information on the Sustainability Plan and highlighted Proposed Strategy Changes to include the Farm to School Program and Low Impact Development. He stated that they would evaluate and update San Antonio's Dark Sky Ordinance if deemed necessary. He explained that the Planning Commission recommended removal from the Plan and that staff recommends additional engagement with a broader stakeholder group. He indicated that they would evaluate and update impervious surface standards for new development and redevelopment projects outside of the Edwards Aquifer Recharge Zone if necessary. He noted that the Planning Commission also recommended removal of this from the Plan but staff recommends additional engagement with a broader stakeholder group. He presented an Estimated 5-Year Cost and sample strategy estimated costs. He spoke of evaluating Climate Action Initiatives amongst U.S. Cities and explained that a Climate Action Plan is a specific climate assessment that provides recommendations for reducing Greenhouse Gas Emissions. He added that they recommended an in-depth briefing and potential Council Resolution as well as development of a Climate Action Plan.

Mayor Taylor stated that this was a huge step forward for the city and thanked everyone that had been involved in the process. She recommended that they have more in-depth discussions with a broader stakeholder group to develop a policy that allows for the protection of water quality and sustainable density. She asked all to be mindful of the feedback from Joint Base San Antonio and Military Partners regarding the Dark Sky Recommendation. She confirmed that adoption of the Master Plan would not erase any of the Neighborhood Plans. She spoke of the importance of implementation and noted that

they would need to prioritize the Plan Components after adoption.

Councilmember Viagran thanked Mayor Taylor for her leadership and recognized the Council Committees and everyone that participated in the process. She asked of the impact on the World Heritage Plan. Ms. White replied that one of the elements in the Comprehensive Plan was Historic Preservation and Cultural Heritage and that it also included a policy section on the World Heritage Missions. Councilmember Viagran asked of the timeline for implementation. Ms. White stated that they would like to complete the 13 Regional Centers within a 5-Year Timeframe. Councilmember Viagran recommended that they look at the Brooks Regional Center as part of Phase I. She recognized Terry Bellamy for his work and noted the importance of moving people not only cars. She asked of the policies within the Parks Department regarding chemicals and landscaping. Mr. Melnick replied that he would follow up. Mrs. Sculley added that they would benchmark standards with other municipalities and present a recommendation to the City Council.

Councilmember Warrick noted that not all areas were scheduled for High Density such as Historic Districts but those were the areas adding density due to higher income. He asked how they were addressing this issue in the Plan. Ms. White replied that they were focusing on growth within Regional Centers, long corridors, and would work with the Neighborhoods to preserve and protect Historic Districts. Councilmember Warrick asked if there were any plans for Historic Homes that were located in areas that were not designated as Historic. Ms. White stated that there were no plans. Councilmember Warrick noted that there were a number of areas in District 2 that did not have City Recognized Neighborhood Associations and asked how they would fit in the new Plan. Ms. White responded that there would be neighborhood engagement as well as Annual Neighborhood Summits to gather input. Councilmember Warrick asked of recommendations for alternative energy. Mr. Melnick stated that they were working with CPS Energy to identify reasonable goals in terms of Renewables.

Councilmember Gonzales asked if the Major Thoroughfare Plan would be updated. Mr. Bellamy replied that it would be updated. Councilmember Gonzales asked of the Great Streets Program. Mr. Melnick replied that it was a program of the American Planning Association that identifies what makes a great street such as design, multiple modes of travel, and vibrant street lights. Councilmember Gonzales asked of the Master Plan Process for neighborhoods not designated Historic but within the city's original 36 miles. Ms. White stated that it was important for them to update their plans and to re-engage the community.

Councilmember Lopez asked if they would define the 5-Year Goals and their impact on the Bond Program. Mr. Mike Frisbie stated that they would look at creating a detailed

implementation strategy as part of the Comprehensive Plan Process. He noted that the Comprehensive Plan was a long-range, 25-year document and would review it every 5 years to ensure that the actions and indicators were in line. He added that there was a Five-Year Action Plan included in the Multimodal Plan. Mayor Taylor stated that this was a community plan that would need significant community investment from many stakeholders.

Councilmember Medina asked of the Near Northwest Community Plan. Ms. White confirmed that they would not do away with any Neighborhood Plans after the Comprehensive Plan was adopted. Councilmember Medina thanked everyone involved in the process and asked that the public continue to provide input.

Councilmember Krier asked of the additional vehicles that would be on the roadways due to the population growth. Mr. Bellamy replied that there could be a new vehicle for every new person that comes to San Antonio. Councilmember Krier stated that there were many other entities that would have to buy into the vision of SA Tomorrow to help accomplish all of its goals.

Councilmember Nirenberg stated that the Comprehensive Plan was a framework for future action and not prescriptive for any policies. He asked of the change in Section 8 related to Growth and Urban Form changing the word from "Require" to "Incentivize." Ms. White replied that they had recommended the change based on feedback from the Plan Element Working Groups, Steering Committee, and Neighborhood Groups to incentivize development. Councilmember Nirenberg asked of the Dark Sky and Impervious Cover Regulations. Mr. Melnick replied that the intent of those two items was to continue the dialogue and determine if action was needed in the future. Councilmember Nirenberg recommended that they accelerate the Master Planning Process due to the great amount of development occurring.

Councilmember Saldaña asked of the Regional Centers included in the Plan. Ms. White replied that there were 13 Regional Centers based on current job density of at least 15,000 jobs. She stated that in order to accommodate future growth they would like to focus that growth in the Regional Centers along priority corridors. Councilmember Saldaña spoke of the importance of balanced growth throughout the city as well as the incentives and policy decisions regarding Regional Centers.

Councilmember Gallagher stated that he was pleased that the Neighborhood Plans would not be eliminated and that staff had revised their recommendations based on citizen input. He spoke of the importance of protecting Military Installations and stated that he looked forward to implementation of the Plan.

Councilmember Treviño stated that he was pleased that the Neighborhood Plans would be preserved. Ms. White confirmed that Neighborhood Plans would remain in place until they started planning for a specific area of the city. Councilmember Treviño thanked everyone for their work.

Mayor Taylor thanked staff for the presentation.

### **EXECUTIVE SESSION**

Mayor Taylor recessed the meeting into Executive Session at 4:15 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).
- D. Discuss legal issues related to the City's process for the procurement of services pursuant to Texas Government Code Section 551.071 (consultation with attorney).
- E. Discuss legal issues relating to a solid waste services contract pursuant to Texas Government Code Section 551.071 (consultation with attorney).

### **RECONVENED**

Mayor Taylor reconvened the meeting at 6:00 pm and announced that no action was taken in Executive Session. She addressed Item 3 first.

**PUBLIC HEARING**

City Clerk Vacek read the caption for Item 3:

3. A Public Hearing for the FY 2017 Action Plan and Budget for the four federal grant programs funded by the U.S. Department of Housing and Urban Development (HUD) which include the Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), HEARTH Emergency Solutions Grant (HESG), and Housing Opportunities for Persons with AIDS (HOPWA) Program and for a Substantial Amendment to the FY 2013 – FY 2015 Annual Action Plans and Budgets to allow for city-wide application of the Owner Occupied Rehabilitation and Homebuyer Incentive Programs. [Peter Zanoni, Deputy City Manager; Bridgett White, Interim Director, Planning and Community Development]

Mayor Taylor opened the Public Hearing on the FY 2017 Action Plan for the four Federal Grant Programs funded by the U.S. Department of Housing and Urban Development (HUD).

Nancy Garza petitioned the City Council to support Habit for Humanity in order to increase affordable housing for San Antonio Residents.

Amanda Gandara spoke in support of Habitat for Humanity as a vital resource for first time home owners.

Crystal Amling expressed support for Habit for Humanity and asked the City Council to support funding for the Program.

There being no other citizens registered to speak, Mayor Taylor closed the Public Hearing on the FY 2017 Action Plan for the four Federal Grant Programs funded by HUD.

**PUBLIC HEARING**

City Clerk Vacek read the caption for Item 2:

2. A Public Hearing regarding the SA Tomorrow Comprehensive Plan, Multimodal Transportation Plan, and Sustainability Plan as components of the San Antonio Master Plan. [Peter Zanoni, Deputy City Manager; Bridgett White, Interim Director,

Planning and Community Development; Terry Bellamy, Assistant Director,  
Transportation and Capital Improvements; Doug Melnick, Chief Sustainability  
Officer]

Mayor Taylor opened the Public Hearing on the SA Tomorrow Comprehensive Plan, Multimodal Transportation Plan, and Sustainability Plan.

Unite Here, represented by Francesca Caraballo, Christine Miller, and Danna Schneider, expressed concern for downtown development including plans to develop Public Parks. Ms. Miller shared concerns for the development of Hemisfair Park. Ms. Schneider added that the public should have a voice in what happens to Public Land.

Rosa Rosales spoke against the privatization of Public Parks. She stressed the need to gather community input in the development of Hemisfair Park and asked the City Council to reconsider any action taken regarding Hemisfair Park.

POLITIQUEERS, represented by Alice Castanero-Garcia, Gilbert Martinez, and Vanessa Sanchez addressed the City Council. Ms. Sanchez spoke of the importance of public involvement in the decision making process. Mr. Martinez highlighted the lack of a community center for San Antonio Lesbian Gay Bi-Sexual and Transgender (LGBT) Youth. He expressed concern for political contributions made by developers and requested funding for a Pride Center. Ms. Castanero-Garcia spoke against the Vista Ridge Pipeline Project and highlighted sustainable alternatives. She added that natural resources would be endangered by development at Hemisfair Park.

Alfonso De Leon spoke against hotel development at Hemisfair Park. He shared examples of local residents that had grown up in Hemisfair Park who were also opposed.

Concerned Community Members, represented by Dylan Daney, Rudy Rosales, and Jacob Tucker addressed the City Council. Mr. Rosales expressed concern for unchanging and exclusive political processes. He highlighted the importance of protecting public spaces and the dangers of gentrification in the displacement of working class and low income residents.

Tara Borth expressed opposition to development on Public Land and added that the future of Hemisfair Park should be left to a public vote.

Mario Salas expressed concern with the selection of White Lodging as a hotel developer in Hemisfair Park.

Terry Burns petitioned the City Council to reintroduce the Dark Skies Provision to the SA

Tomorrow Plan. He noted that Dark Skies were important to military installations.

Concerned Community Leaders, represented by John Courage, Rick Trevino, and Zada True-Courage, addressed the City Council. Mr. Courage expressed opposition to hotel development in Hemisfair Park and requested that the City Council find alternate sites for hotel development.

Maria Torres expressed opposition to hotel development in Hemisfair Park. She highlighted the history of the area and urged the City Council to protect the legacy of the Park.

Grand Hyatt Housekeepers represented by Nohemi Acosta, Marta Maldonado, and Maria Soto addressed the City Council. Ms. Soto highlighted higher pay and greater benefits for workers at the Grand Hyatt and expressed concern for working conditions at White Lodging Company. Ms. Acosta spoke of the cultural legacy of Hemisfair Park and expressed opposition to hotel development at the Park.

Patricia Castillo asked the City Council to reconsider conducting business with private companies with negative reputations. She expressed opposition to hotel development at Hemisfair Park.

Madeleine Dewar stated the need for greater transparency and expressed concern for the privatization of public parks.

Beatrice Veiga stated the need for public input in the development of Hemisfair Park and asked the City Council to put the issue to a vote.

Unite Here Interns, represented by Andrea Flores, Tessa Maropis, and Uriel Rios-Soto addressed the City Council. Ms. Flores read a poem regarding the development of Hemisfair Park. Mr. Rios-Soto expressed concern for the decrease in funding for community programs in the FY 2017 Budget.

The Hyatt Workers, represented by Greg Fox, Rhiannon Plumb, and Gabriel Smith addressed the City Council. Mr. Smith expressed concern for the misappropriation of land and tax funding in the City of San Antonio. He petitioned the City Council to preserve local parks and culture by reconsidering the privatization of public land at Hemisfair Park. Ms. Plumb asked that the issue be put to a public vote. Mr. Fox expressed opposition to hotel development at Hemisfair Park.

Antonio Villanueva spoke of the need for greater transparency, fairness, and community input in consideration of development of public lands.



Ryan Phillips expressed opposition to hotel development at Hemisfair Park. He highlighted the struggles of the working class LGBT Community.

Ram Castro, Jr. expressed opposition to hotel development by White Lodging and asked that the City Council halt development based on public feedback.

Dan Torres highlighted tax abatements for hotel developers and asked that the City Council reconsider hotel development at Hemisfair Park based on the lack of benefits to the community.

Elizabeth Davila spoke of the need to address local community concerns and petitioned the City Council to consider voter input in the hotel development at Hemisfair Park.

Jack Leon spoke of the need for a public vote of hotel development at Hemisfair Park. He asked that reasonable wages for workers and below market rate housing be included as part of any downtown development.

Matthew Decasare stated opposition to hotel development at Hemisfair Park based on the importance of green spaces. He added that a public vote was needed.

Jonathan Berman highlighted the importance of public parks and green spaces. He asked the City Council to protect the beauty and importance of Hemisfair Park and that the issue be put to a public vote.

Josefa Moreno expressed opposition to hotel development at Hemisfair Park. She stated the importance of fulfilling other community needs and the dangers of losing historical and cultural spaces for local families.

Francesca Caraballo expressed concern for White Lodging Company Workers. She asked that the City Council consider the standards of living for local workers and the need for the working class to have input in consideration of hotel development downtown.

Bryan Nailer spoke of the importance of public spaces. He expressed concern with White Lodging Company and stated opposition to hotel development at Hemisfair Park.

Carol Fisher expressed opposition to hotel development at Hemisfair Park. She spoke of the importance of increasing the standard of living for working class citizens.

Robert Feria expressed concern for the public safety of citizens based on corporate

regulations with Uber and Lyft. He added that the development of Hemisfair Park should be put to a public vote.

Caden Summers stressed the need for an election before the transfer of public park land. She expressed concern for the future of public land in consideration for private development.

Robert Gonzales expressed the need for public input on the hotel development at Hemisfair Park. He highlighted the increasing cost of living based on expanded gentrification in the City's Downtown Area.

David Matiella spoke of the importance of sustainability issues. He highlighted economic impacts and clean energy opportunities as vital components in San Antonio's future.

Cynthia Stevens expressed support for the San Antonio Dark Skies Initiative and highlighted other issues related to the San Antonio Tomorrow Master Plan.

Russell Seal noted support for the San Antonio Tomorrow Sustainability Plan and stated that community involvement was important in planning for San Antonio's long term future. He mentioned that the San Antonio Sustainability Plan was missing a Carbon Protocol Plan.

Alamo Sierra Club, represented by Meredith McGuire, Karen Wheeler, and Wendell Fuqua addressed the City Council. Ms. Wheeler expressed concern that developers in San Antonio were not adapting to best environmental practices. Mr. Fuqua expressed concern that key components of environmental research had not been included in the San Antonio Sustainability Plan. Ms. McGuire noted concern that the Dark Skies Initiative had been removed from the SA Tomorrow Plan.

Clifton Lewis spoke against the proposed annexation of the I-10 West Corridor. He noted that many residents had moved to that location in order to avoid paying City Taxes.

Mark Kellmann expressed concern that development along the Riverwalk was not adequately considered in the SA Tomorrow Plan. He asked that the ecology of the River be protected and included as part of any development efforts.

Gianna Rendon spoke of the need for climate justice as well as social justice components in the SA Tomorrow Plan. She highlighted sustainable adobe building construction.

Anastasia Christilles expressed concern that the SA Sustainability Plan included heavy focus on development and expansion. She petitioned the City Council to strengthen storm

water management and environmental regulations.

Marianne Kestenbaum asked the City Council to reinstate deleted components of the SA Sustainability Plan. She spoke of the need to protect natural resources in development of San Antonio's planning efforts. She expressed the importance of impervious cover standards.

The International Dark Sky Association Texas Section, represented by Cindy Cassidy, Charlotte Luongo, and James Rodriguez addressed the City Council. Ms. Cassidy highlighted the positive impacts of the Dark Sky Initiative and expressed concern with its removal from the SA Tomorrow Plan.

Bianca Maldonado spoke of the importance of inclusion of neighborhood planning on future community development. She also spoke of the importance of protecting neighborhood planning.

Caitlyne Evans, Kimberly Evans, and Shanda Evans addressed the City Council. They spoke against the proposed annexation of the I-10 W Corridor based on the possibility and benefits of incorporation of suburban areas.

Steve Graham spoke in support of the SA Tomorrow Sustainability Plan. He asked that impervious surface standards for new development projects be examined as key components of sustainable growth.

Krystal Henagan expressed support for the SA Sustainability Plan and air quality studies in order to improve public health, air quality, and environmental costs in San Antonio.

June Kachtik expressed concern for removal of language from the SA Sustainability Plan based on recommendations provided by the Planning Commission. She petitioned the City Council to reintroduce the removed language.

Cosima Colvin spoke of the importance of preserving local neighborhood plans in consideration of San Antonio's long term future growth. She asked that the City Council consider the value of neighborhood planning in evaluating the City's future.

Mario Bravo expressed support for the San Antonio Sustainability Plan. He highlighted reduced air pollution and increased tree canopies to reduce the heat island effect.

Frederica Kushner expressed support to add Neighborhood Preservation Districts to the SA Tomorrow Comprehensive Plan. She discussed the Tobin Hill Neighborhood Plan and

petitioned the City Council to strengthen environmental regulations.

Bill Barker expressed support for the SA Tomorrow Planning Process. He discussed the importance of preserving the Dark Skies Initiative as well as strong Storm Water Management.

Jaime Vasquez spoke of the value of protecting and supporting natural resources and infrastructure. He noted the importance of the Human Circadian Rhythm in productivity studies.

Missy Peoples expressed concern for increased taxes in the proposed annexation of the I-10 W Corridor. She stated the need to properly budget for increased fire and police services.

Barbara McMillin expressed support for the SA Tomorrow Plan noting the need for greater transportation options in creating a more livable city.

Jack M. Finger noted concerns for regional high capacity transit options being installed in San Antonio without voter input.

There being no other citizens registered to speak, Mayor Taylor closed the Public Hearing on the SA Tomorrow Comprehensive Plan, Multimodal Transportation Plan, and Sustainability Plan.

### **CITIZENS TO BE HEARD**

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

Nita Shaver spoke of the issue of downtown living and residential development. She stressed the need to increase long-term residency in Downtown San Antonio.

Abram Emerson spoke against fees for use of meeting space and resources at Community Centers. He noted that such practices impede civic involvement and activity and are especially harmful to low income citizens.

Antonio Diaz petitioned the City Council to remove the statue of Christopher Columbus from Columbus Park. He expressed concern for the glorification of the colonization of Native People.

Faris Hodge, Jr. submitted written testimony regarding the Warrant Roundup for Truancy Cases. He wrote that Topless Bars need to be better regulated. He referenced the California

Gun Law that allows families to petition for gun-restraining orders. He wrote that Senate Republicans derailed the attempt to raise the minimum wage to \$10.10.

**ADJOURNMENT**

There being no further discussion, Mayor Taylor adjourned the meeting at 9:05 pm.

APPROVED

IVY R. TAYLOR  
MAYOR

ATTEST:

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