

# City of San Antonio



## Minutes Governance Committee 2023 – 2025 Council Members

Mayor Ron Nirenberg, Chair  
Dr. Adriana Rocha Garcia, Dist. 4 | Melissa Cabello Havrda, Dist. 6  
Manny Pelaez, Dist. 8 | John Courage, Dist. 9

Friday, May 17, 2024

1:30 PM

City Hall

The Governance Committee convened a regular meeting in the City Hall Media Briefing Room at 1:38 PM. City Clerk Debbie Racca-Sittre took the Roll Call noting a quorum with the following Committee Members present:

**Members Present:** Ron Nirenberg, *Mayor, Chair*  
Dr. Adriana Rocha Garcia, *Member*  
Melissa Cabello Havrda, *Member*  
Manny Pelaez, *Member*  
John Courage, *Member*

**Members Absent:** None

### Approval of Minutes

#### 1. Governance Committee meeting on April 23, 2024.

Councilmember Rocha Garcia moved to Approve the minutes of the April 23, 2024 Governance Committee meeting. Councilmember Pelaez seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Rocha Garcia, Cabello Havrda, Pelaez, Courage

### Briefing and Possible Action on

#### 2. The Governance Council Committee will interview Eduardo Belmares, the current Trustee appointed to the South Sector of the San Antonio Water System Board of Trustees to consider their reappointment. [Debbie Racca-Sittre, City Clerk]

Councilmember Rocha Garcia moved to recommend and forward the appointment of Eduardo Belmares to the South Sector of the San Antonio Water System Board of Trustees to the full City Council for consideration.

Councilmember Rocha Garcia moved to Approve. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Rocha Garcia, Cabello Havrda, Pelaez, Courage

**3. Council Consideration Request by Councilmember Manny Pelaez (District 8) and Councilmember Dr. Adriana Rocha Garcia (District 4) on creation of the Innocence Reclaimed Project.** [Andy Segovia, City Attorney]

Liz Provencio, First Assistant City Attorney provided an overview of the Council Consideration Request (CCR) #2023-0013 including that it had previously gone before the Governance Committee and had been approved for a 90-day staff analysis. Upon review by the City Attorney's Office, Provencio recommended that the CCR be referred to the Community Health Committee (CHC) to work with staff to develop the design and scope of the program to determine the appropriate department to coordinate the effort going forward.

Provencio mentioned that the CHC presentation on April 25, 2023 by Dr. Junda Woo with Metro Health on the Unlocked Initiative under the Access to Care Program was similar to the CCR request. The Unlocked Initiative was for individuals who were previously incarcerated and in immediate need of support for services such as food, ID replacement, employment, housing, health care, and transportation.

Councilmember Rocha Garcia thanked staff for their work and spoke in support of the CCR and the referral to CHC. Councilmember Courage supported the staff recommendation. Councilmember Cabello Havrda recommended that the CHC analyze the impact of adding City positions and how the program might measure its outcomes and track success.

Councilmember Pelaez spoke in support of the CCR and told the story of a person who got caught up in an unfortunate legal incident.

Mayor Nirenberg supported the staff recommendation and suggested that the CHC consider eligibility and linking those with barriers or already participating in other programs like Ready to Work.

Councilmember Cabello Havrda moved to Refer to Committee. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Cabello Havrda, Pelaez, Courage

**Absent:** Rocha Garcia

**4. Council Consideration Request by Councilmember Viagran (District 3) for a Large Area Rezoning of Property Located within the Harlandale-McCollum Neighborhood Association boundaries.** [John Peterek, Interim Assistant City Manager; Michael Shannon,

Director, Development Services]

Interim Assistant City Manager John Peterek provided an overview of CCR #2024-0008 which proposed to rezone the properties and the land use as necessary to align the zoning with the existing use. Interim Assistant City Manager Peterek stated that the proposed large area rezoning was located within the Harlandale-McCollum Neighborhood Association and was generally bounded by Southwest Military Drive and Clovis Place to the North, Commercial Avenue to the East, West Petaluma Boulevard to the South, and Six Mile Creek to the West.

The proposed large area rezoning would allow for future redevelopment opportunities to occur while also protecting the existing homes and property owners from incompatible uses, according to Interim Assistant City Manager Peterek. He recommended that the Item be taken to City Council A Session to initiate the Large Area Rezoning Process through the Development Services Department (DSD).

Councilmember Cabello Havrda moved to Approve. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Cabello Havrda, Pelaez, Courage  
**Absent:** Rocha Garcia

**5. Council Consideration Request by Councilmember Teri Castillo (District 5) for a Large Area Rezoning of a property located within Roosevelt Park Neighborhood Association boundaries.** [John Peterek, Interim Assistant City Manager; Michael Shannon, Director, Development Services]

Interim Assistant City Manager John Peterek provided an overview of CCR #2024-0013 which proposed to rezone the properties and the land use as necessary to align the zoning with the existing use. Interim Assistant City Manager Peterek stated that the proposed large area rezoning was located within the Council District 5 boundaries and was generally bound by the Union Pacific Railway to the North, IH-37 to the East, IH-10 to the South, and the San Antonio River to the West. He mentioned that the Roosevelt Park Neighborhood Association was in the area.

Interim Assistant City Manager Peterek reported that properties within the boundaries showed an existing commercial corridor that was zoned for industrial, parcels that were zoned beyond what their future land use would allow by right, and multi-family structures zoned for single-family uses.

The proposed large area rezoning would allow for future redevelopment opportunities to occur while also protecting the existing homes and property owners from incompatible uses, according to Interim Assistant City Manager Peterek. He recommended that the Item be taken to City Council A Session to initiate the Large Area Rezoning Process through DSD.

Councilmember Cabello Havrda moved to Approve. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Cabello Havrda, Pelaez, Courage

**Absent:** Rocha Garcia

6. **Council Consideration Request from Councilmember Teri Castillo (District 5) to consider establishment of the Water & Sewer Lateral Improvements Program.** [Lori Houston, Assistant City Manager; Veronica Garcia, Director, Neighborhood & Housing]

Assistant City Manager Lori Houston provided an overview of CCR #2024-0009 that requested staff to 1) Develop City of San Antonio sponsored water and sewer Lateral installation pilot, 2) Review and update Division 2 Article V of the City Code, and 3) Map residential properties with missing laterals. Assistant City Manager Houston stated that Neighborhood Housing Services Department (NHSD) staff would engage with SAWS and DSD to review best practices and applicability to establish and implement a program. She recommended referring the CCR to the Planning & Community Development Committee (PCDC).

Councilmember Castillo submitted a letter in support of the CCR. Councilmembers Rocha Garcia and Cabello Havrda supported the CCR and staff's recommendation to refer to PCDC. Mayor Nirenberg supported staff recommendations and applauded assisting with affordability.

Councilmember Cabello Havrda moved to Refer to Committee. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Cabello Havrda, Pelaez, Courage  
**Absent:** Rocha Garcia

7. **Council Consideration Request from Councilmember Marc Whyte (District 10) on Zero Based Budget.** [María Villagómez, Deputy City Manager; Justina Tate, Director, Office of Management & Budget]

Deputy City Manager Maria Villagomez provided an overview of CCR #2024-0011 which requested an Ordinance requiring a Zero-Base Budget (ZBB) for the FY 2027 Budget and every five years thereafter. She indicated that a report of implementation efforts would be required by March 2026. Deputy City Manager Villagomez explained that ZBB was a budgeting policy that started each department at "zero" dollars and each department's requests would be analyzed for needs and cost based on desired results for the upcoming year.

Deputy City Manager Villagomez recommended referring the CCR to the Office of Management & Budget (OMB) for review which would take no more than 90 days and return to the Governance Committee afterward with a recommendation.

Councilmember Whyte, who was not on the Governance Committee, spoke in support of the CCR and suggested that because there were fiscal challenges currently, this was the perfect time to do a ZBB. He noted that this was not about cutting money from the Budget or cutting programs; rather it was to have each department begin from a zero budget and build it line-by-line and justify each expenditure to find duplication and waste that could be redirected.

Councilmember Whyte proposed creating a ZBB every 5 or 7 years and FY 2027 would be the first year. He stated that he spoke with former City of Houston Mayor Sylvester Turner who

stated that the City of Houston had used the ZBB process and it could be tailored to the needs of the City of San Antonio. Councilmember Whyte did not take part in deliberations or answer questions.

Councilmember Courage recommended hiring a consultant to help with the process rather than doing it in-house with the OMB. Mayor Nirenberg clarified that OMB would complete an analysis on budgetary methods and then come back to the Governance Committee. Councilmember Courage still recommended an outside consultant. City Manager Erik Walsh explained that OMB would do some of the research and bring it back to the Governance Committee.

Councilmember Cabello Havrda asked what work staff might do within the 90 days. Deputy City Manager Villagomez stated that staff would bring back an analysis of what other cities have done and the next steps and options for moving forward. Councilmember Cabello Havrda saw ZBB as another way for the community to engage and noted that there were many case studies where a consultant was used. City Manager Walsh agreed that they might recommend a consultant but wanted staff to have time to analyze and make a recommendation.

Councilmember Pelaez spoke in support of the CCR.

Mayor Nirenberg supported the staff recommendation to refer to OMB but noted that he had conducted ZBB and found it to be largely an academic process and a waste of taxpayer money and staff time. Mayor Nirenberg supported an outcomes-based Budget process, but ZBB was not an outcomes-based process. He noted that there were many different types of budgeting processes and recommended that staff review other processes but asserted that any budgeting process must ensure an equity framework. Mayor Nirenberg commented that the City of Houston had budget problems and the City of San Antonio's Budget was well managed so he did not think they were a good example and rationale for creating a ZBB.

Councilmember Cabello Havrda moved to Continue. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Cabello Havrda, Pelaez, Courage  
**Absent:** Rocha Garcia

**8. Council Consideration Request from Councilmember Adriana Rocha Garcia (District 4) on a Designated Oversized Vehicle Parking Facility.** [María Villagómez, Deputy City Manager]

Deputy City Manager Maria Villagomez provided an overview of CCR #2024-0012 which aimed to establish a designated oversized vehicle parking facility. She noted that the CCR requested staff to conduct more outreach opportunities to hear from drivers and residents on the issue, analyze existing private spaces that allowed oversized parking for rent or free of charge, and develop a plan to initiate a designated facility for oversized parking with city-owned land, in partnership with the impoundment facility space, or through means of a contract with private businesses.

Deputy City Manager Villagomez recommended that City Council refer the CCR to the Public Safety Committee and connect this CCR with Councilmember Pelaez' CCR from May 18, 2022

which requested restrictions on oversize parking.

Councilmember Rocha Garcia supported the CCR and staff's recommendation to refer the Item to the Public Safety Committee and consider both CCRs in tandem. She noted that the CCR was a result of the first CCR and concerns from residents who were truck drivers and small businesses that needed parking. Councilmember Pelaez spoke in support of the staff's recommendation to connect the two CCRs. Mayor Nirenberg supported the staff recommendations.

Councilmember Cabello Havrda moved to Approve. Councilmember Courage seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Cabello Havrda, Pelaez, Courage  
**Absent:** Rocha Garcia

### **Adjournment**

There being no further discussion, the meeting was adjourned at 2:25 p.m.

**Approved**

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***Ron Nirenberg***  
***Mayor***

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**Debbie Racca-Sittre**  
***City Clerk***