

# City of San Antonio



## Minutes Planning and Community Development Committee

### 2023 – 20235 Council Members

Dr. Adriana Rocha Garcia, Dist. 4  
Phyllis Viagran, Dist. 3 | Teri Castillo, Dist. 5  
John Courage, Dist. 9

Thursday, June 29, 2023

10:00 AM

Council Briefing Room

The Planning and Community Development Council Committee convened a regular meeting in the City Hall Council Briefing Room beginning at 10:03 AM. Deputy City Clerk Aurora Perkins took the Roll Call noting a quorum with the following Committee Members present:

**Members Present:** Dr. Adriana Rocha Garcia, *Chair*  
Phyllis Viagran, *Member*  
Teri Castillo, *Member*  
John Courage, *Member*

**Members Absent:** None

### Approval of Minutes

#### 1. Approval of minutes from May 25, 2023 Planning and Community Development Committee

Councilmember Viagran entered the meeting after the Minute vote was taken.  
Councilmember Courage moved to Approve the minutes of the May 25, 2023 Planning and Community Development Committee meeting. Councilmember Castillo seconded the motion.  
The motion carried by the following vote:

**Aye:** Rocha Garcia, Castillo, Courage  
**Absent:** Viagran

### Consent Agenda

## **Briefing and Possible Action on**

### **2. Briefing and possible action on the submitted Council Consideration Request related to the Heat Illness Prevention for Construction Workers. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]**

Development Services Department (DSD) Assistant Director Amin Tomaz provided an overview of the City's recommendations to regulations of heat illness prevention measures Ordinance. He noted that staff had reviewed Ordinances from the Cities of Austin and Dallas and data from conducted surveys to gain more information on heat illness issues.

Tomaz stated that staff had developed an educational campaign to include decals, postcards and posters to be provided to construction and other outside contractors. He noted that DSD staff worked closely with Metro Health and the Communications and Engagement Departments to develop the marketing pieces and communications campaign for social media, news releases and billboards. He added that the campaign pieces would be released this week.

Tomaz reviewed the Cities of Dallas and Austin Ordinances related to heat illness prevention and associated requirements for companies to provide their workers. He reviewed Ordinances from the Cities of Phoenix and Los Angeles who were similar to Austin and Dallas. He added that all Ordinances had requirements for water breaks, shade provisions and supervisor/worker ratios.

Tomaz stated that staff took the Committee's recommendation to provide an education campaign but would not recommend an Ordinance at this time.

## **DISCUSSION**

Chair Rocha Garcia stated that prime contractors were currently displaying materials and asked if subcontractors were also displaying materials. Lauren Mandel of the San Antonio Chapter of Associated General Contractors stated that materials were provided to both prime and subcontractors. Chair Rocha Garcia reiterated the importance to spread communications on the education campaign and the need for water and rest breaks within the companies. She stressed the use of the Occupational Safety and Health Administration (OSHA) mobile application and to provide to companies to monitor heat related incidents and continuation of communications within the entire community.

Chair Rocha Garcia noted that it was important to address what could be done for contractors who did business with the City. She supported mandated contract regulations within City contracts.

Councilmember Courage asked if regulations could be placed within the Building Code. Assistant City Manager Lori Houston confirmed that this could be done. Councilmember Courage stated that he supported mandated requirements for contractors conducting business on City contracts and stressed that the City had an obligation to keep residents safe.

Councilmember Courage asked if staff had developed any draft Ordinances associated with heat related illnesses. Tomaz stated that staff had not started work on an Ordinance and had provided

the heat illness campaign and research of other city Ordinances as recommended by the Committee. Councilmember Courage recommended longer and more frequent water breaks for contractors to follow especially in heat events. He stressed the importance of input from trade associations and the development of an Ordinance.

Councilmember Castillo thanked staff and stakeholders that provided information on the Item. She stressed the importance of water and education of heat illnesses and supported the development of an Ordinance to address the Item. She stated that the City had a responsibility to protect all workers during heat events and it was important to address immediately. Councilmember Castillo expressed concern with House Bill 2127 which removed the Cities rights to pass Ordinances for city specific related issues.

Councilmember Viagran expressed her support of an Ordinance and stressed the importance of protecting its residents. She noted her support of a buddy system and increased number of supervisors oversight as mentioned in the City of Phoenix Ordinances. She stressed that it was important to promote the campaign beyond just contractors. Tomaz supported the request to expand communications and resident situations possibly leading to heat related illnesses.

Councilmember Courage asked for research on recovery times of workers associated with heat incidents and asked staff to research and report back to the Committee. Councilmember Courage asked for consideration of licensing agreements with contractors doing businesses with the City to include sporting and other events. He expressed support for this item being reviewed by the Community Health, Environment and Culture Committee (CHECC).

Councilmember Castillo acknowledged that other entities had regulations on heat illness issues such as SAWS. She asked for information on how the data from other cities was obtained.

Chair Rocha Garcia asked for additional information on what organizations such as SAWS and CPS Energy were doing associated with heat illnesses and asked for a report back to the Committee. She supported the need for consideration of heat illnesses education for sporting events.

Councilmember Courage requested discussions with the Councilmembers to provide feedback of additional training and education materials.

Councilmember Castillo moved to approve the establishment of an Ordinance to address preventive actions and requirements for contractors associated with heat illness. prevention. Councilmember Viagran seconded the motion. The motion carried by the following vote:

**Aye:** Viagran, Rocha Garcia, Castillo, Courage

**3. Briefing and possible action on Chapter 16, Article VII Used Automotive Parts Recyclers and Metal Recycling Entities.** [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Amin Tomaz, Development Services Department (DSD) Assistant Director, provided an overview of Chapter 16, Article VII Used Automotive Parts Recycling (UARP) and Metal Recycling Entities (MRE). He noted that most UARP and MRE were located in the Southside of the City

and were required to be located in appropriate zones and have licensing to conduct business. He added that there were 11 approved zones within the City and that there were 57 businesses that did not fall within the zones. Tomaz noted that those entities were provided letters notifying them of the guidelines and limitations on growth of their services. He added that DSD had enforcement teams who conducted regular inspections of the UARP and MRE which covered City, OSHA and SAWS requirements.

Tomaz reviewed the key safety inspection items covered under DSD inspections to include requirements for fencing, weed and brush maintenance, fire safety, rodent and vector control and other issues. Tomaz stated that DSD worked closely with SAPD, SAFD, Metro Health and TECQ. He noted that 549 inspections were conducted in 2023 and 103 Class C misdemeanors were issued. Tomaz reviewed violations, fines and actions taken for remedy of incidents taken. Tomaz noted that staff had reviewed Ordinances from other cities and the City of San Antonio followed best practices.

## DISCUSSION

Chair Rocha Garcia expressed concern on the number of fines in FY2023 and asked if this was higher than normal. Tomaz stated that the enforcement was increased since the end of COVID and stated that he would provide additional information on citations. Chair Rocha Garcia asked if inspections were conducted in a proactive or reactive nature. Tomaz stated that inspections were performed on a regular cycled method but that staff did respond to reported incidents. He stressed that inspected companies were usual in compliance once inspected since it was important to their businesses and they did not want to lose their licenses to conduct business.

Chair Rocha Garcia asked if inspection results were reported online. Tomaz stated that they were not online but would consider doing so in the future.

Councilmember Viagran asked if the City worked closely with Bexar County to inspect businesses. Tomaz stated that staff did work with Bexar County and would continue communications with them on incidents. Councilmember Viagran noted that there were many auto repair businesses in Council District 3 and asked if these businesses were inspected. Tomaz stated that businesses were required to have appropriate zoning to do businesses and had to have licenses to conduct business. Councilmember Viagran expressed concern regarding businesses which were auto repair shops and salvage yards without the appropriate zoning.

Councilmember Castillo noted her support of inspections and the need for regulations. She stressed the importance of regular inspections and safety of residents and City staff who may respond to incidents. She asked for DSD, Metro Health, SAPD, SAFD and TECQ to provide communications to residents of safety issues and education of restrictions and enforcements associated with these businesses in regard to health and safety issues. Assistant City Manager Rod Sanchez stated that a meeting with TECQ would be scheduled to address emission issues and other health and safety concerns.

Councilmember Castillo noted that she was pleased with the number of inspections conducted and violations reported. She asked if there were repeat offenders which Tomaz confirmed that there were a number of repeat offenders. Councilmember Castillo asked if the fines collected could be

used for the Tree Mitigation Program. Assistant City Attorney Jameen Williams stated that the City Council could approve the allocation of funds collected from fines to the Tree Mitigation Fund.

Councilmember Courage stated that there had been an increase of incidents of catalytic converter thefts and if inspections were done for recyclers reporting incidents of collection of converters. Tomaz stated that those incidents were primarily covered by SAPD and the Texas Department of Public Safety.

Chair Rocha Garcia stressed the importance of providing education to the general public and thanked the team for their work on the Item.

No action was taken on this Item.

4. **Briefing and possible action on the FY 2024 Annual Action Plan and Budget for the City's four U.S. Department of Housing and Urban Development entitlement grant programs including the Community Development Block Grant, HOME Investment Partnerships Program, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS Program.** [Lori Houston, Assistant City Manager; Veronica Garcia, Interim Director, Neighborhood and Housing Services Department]

Neighborhood and Housing Services Department (NHSD) Assistant Director Veronica Gonzalez provided an overview of the 2024 HUD Annual Action Plan and Budget which addressed U.S. HUD entitlement grant programs. She introduced NHSD Redevelopment Officer Chris Lazaro who provided the overview of the four grant programs.

Lazaro reviewed the program categories and priorities of grant programs which included: safe and affordable housing, housing for special populations, housing for the homeless, neighborhood revitalization efforts and to provide economic development.

Lazaro provided an overview of the program budget which totaled \$26,560,902. He noted that the funding were used for Community Development Block Grants (CDBG), HOME Investment Partnership Programs, Housing Opportunities for Persons with AIDS (HOPWA) and Emergency Solutions Grants (ESG). He stated that a large portion of the funding was used for housing rehabilitation and that \$7.9 million in funds would be used in FY 2024. He stated that \$8.4 million was used for affordable housing development primarily completed with the use of CDBG and HOME grant funds. Lazaro added that over 700 new units of affordable housing would be developed with those funds and would also assist with non-profit operational support of those units.

Lazaro noted that other housing activities included First-Time Homebuyer Assistance, fair housing services, housing stabilization services and neighborhood revitalization case management. He added that funding also addressed community development activities to include supportive services for homelessness, Parks & Recreation summer youth and extended hours funding and financial literacy training.

Lazaro provided an overview of funding provided for HOPWA and Emergency Housing Services. He reviewed the proposed timeline for proposal submissions, review by public

and stakeholders and City Council consideration.

Councilmember Castillo asked if funds could be used for Opportunity Home. Lazaro stated that a large portion of funding was used for projects with Opportunity Home and added that communications with Opportunity Home would continue in order to identify potential projects to include those in Council District 5. Councilmember Castillo expressed her support of continued conversations with Opportunity Home and consideration of funding for Casiano Homes Housing Project. She also supported expanded hours for youth programs.

Councilmember Viagran expressed her support of the grant funding projects and requested continued consideration of funding for Senior resident housing and rehabilitation projects.

Councilmember Courage asked how long individuals could receive grants under the HOPWA or ESG grants. Department of Human Services (DHS) Assistant Director Patrick Steck stated that grants were limited to 12 months. Councilmember Courage requested data on the number of recipients for HOPWA and ESG which staff stated would be provided to the Committee.

No action was taken on this Item.

**5. Review of Topics presented to the Planning and Community Development Committee since August 26, 2021.**

Chair Rocha Garcia reviewed what topics/issues had been covered under the Planning and Community Development Committee (PCDC). She provided highlights of topics/issues addressed by the departments of Neighborhood and Housing Services, Development Services, Planning, Human Services, Office of the City Clerk, Historic Preservation and under the Housing Officer. She thanked the Office of the City Clerk, City Attorney's Office, Communications and Engagement staff and other departments that provided presentations to the PCDC.

Councilmember Courage, Viagran, and Castillo thanked staff for their work and stressed the importance of issues reviewed by the PCDC.

No action was taken on this Item.

**Adjournment**

There being no further discussion, the meeting was adjourned at 11:49 AM.

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*Adriana Rocha Garcia, Chair*

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

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