

City of San Antonio



Minutes Planning and Community Development Committee

2021 – 2023 Council Members

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

Monday, November 14, 2022

10:00 AM

Municipal Plaza Building

The City Council convened a regular meeting in the Norma S. Rodriguez Council Chamber in the Municipal Plaza Building beginning at 10:06 AM. Deputy City Clerk Aurora Perkins took the Roll Call noting a quorum with the following Council 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 October 31, 2022 Planning and Community Development Committee

Councilmember Castillo moved to Approve the minutes from the October 31, 2022 Planning and Community Development Committee meeting. Councilmember Viagran seconded the motion. The motion carried by the following vote:

Aye: Rocha Garcia, Viagran, Castillo, Courage
Absent: None

Consent Agenda

Briefing and Possible Action on

2. Briefing and possible action on the Tax Increment Financing Program Policy Updates. [Lori

Houston, Assistant City Manager; Veronica Garcia, Interim Director, Neighborhood and Housing Services]

Interim Deputy Director of the Neighborhood and Housing Services Department Ian Benavides provided an overview of policy updates for the Tax Increment Financing (TIF) Program Policy. He noted that TIF policy connected several policy areas to include board priority and goals, City adopted plans and policies and tax code under Chapter 311. He reviewed feedback received from the general public, developers, stakeholders and the Committee.

Benavides reviewed the proposed policy changes which included those to City Initiated Tax Increment Reinvestment Zone (TIRZ) Board priorities and set goals, termination of TIRZ process, board member and appointment processes, and other proposed policy changes to include those in housing guidelines for affordable housing and market-rate housing. He noted that proposed policy changes addressed housing policy alignment with the SA Tomorrow Plan, the Economic Development Framework, Universal Design and other City agreements for housing vouchers and affordable housing. Benavides also addressed policy changes associated with sustainability efforts and community benefit agreements. He reviewed the timeline and noted that the Item would be brought before the full City Council for consideration in December 2022.

DISCUSSION

Chair Rocha Garcia thanked the team for their work and asked for an update on petition or developer TIRZ and a review of TIRZ that had not met in a long while. Benavides stated that staff were reviewing those TIRZ and how they could be updated within the set boundaries.

Chair Rocha Garcia asked for clarification on the removal of non-action TIRZ Board Members and how to appoint other members. Benavides reviewed the process of board member removals. Chair Rocha Garcia asked for clarification on the participation of Councilmembers on all TIRZ boards. Assistant City Manager Lori Houston stated that inclusion of Councilmembers on TIRZ Boards would be reviewed on a case by case basis.

Chair Rocha Garcia stated that it was important to have board members that were relevant to each TIRZ board. She asked for a report that specified staff inclusion on boards and for a timeline on proposed implementations and analysis. Assistant City Manager Houston clarified the process for analysis and recommendations.

Chair Rocha Garcia noted that many TIRZ had challenges associated with environmental and remediation and asked how those properties were evaluated for economic development consideration and assistance. Benavides stated that environmental and hazardous remediation issues were addressed at the State level and through the Public Works Department. He added that staff worked closely with Economic Development staff to address concerns for redevelopment of these areas.

Councilmember Castillo noted her concern on the proposed changes to the appointment of board member process and the use of ad-hoc committees. Assistant City Manager Houston clarified the need for process of review and increase number of applicants for the boards and then review of the applicants.

Councilmember Castillo asked for clarification on how Councilmembers could vote on TIRZ Items at the TIRZ and City Council level. Assistant City Manager Houston stated that a council member would still be able to vote at the TIRZ and City Council level.

Councilmember Viagran noted her support of the Item and proposed updates to the TIRZ policy. She stated that further review was needed on the appointment of board members.

Councilmember Viagran moved to approve. Councilmember Courage seconded the motion. The motion carried by the following vote:

Aye: Rocha Garcia, Viagran, Castillo, Courage

Absent: None

3. Briefing and possible action on the Bandera Road Corridor Plan (Phase 1) [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning Department]

Rudy Nino, Assistant Director of the Planning Department, provided an overview of the State Highway Bandera Road Corridor Plan (Phase 1) to include already completed infrastructure and pending scope of work. Nino stated that the City was working closely with the Texas Department of Transportation (TXDoT) to evaluate and analyze the roadway and proposed future use of land, development patterns and growth nodes. Nino spoke to zoning analysis conducted and impact to traffic lane expansion.

Nino reviewed the staff recommendation for preferred development patterns which included adoption of greenway and development of a TIRZ for public infrastructure and development. He spoke to transportation and network connectivity recommendations which included sidewalks and bicycle routes, greenways, park access and other infrastructure. Nino spoke to public input and engagement conducted, which dated back to April 2019.

DISCUSSION

Chair Rocha Garcia asked how the Plan increased public transportation options. Nino spoke to proposed improvements and challenges associated with high traffic patterns and congestion. He stated that TXDoT and City staff continued to evaluate recommendations identified in public meetings.

Chair Rocha Garcia asked for clarification on TIRZ development for the area. Nino stated that a TIRZ could assist in development of the area and address economic development challenges.

Councilmember Castillo asked if Councilmembers who would be impacted by the Plan had been briefed. Nino confirmed that all impacted members had been briefed and supported the Plan.

Councilmember Viagran asked if the City of Helotes would be included in the Plan. Nino stated that this was a City of San Antonio plan and the other cities would not be included in TIRZ.

Councilmember Courage noted his concern of current congestion and expanded development

along the corridor. Nino stated that analysis supported the Plan and that Councilmember Sandoval had been briefed of recommendations and was supportive of collaborations and recommendations. Councilmember Courage stated that he supported the development of a TIRZ but stated that it would need to be defined properly on its scope and use and asked for a detailed report on the need of the TIRZ.

Councilmember Courage asked for clarification of proposed trail system connectivity. Nino spoke to recommendations and consideration of adoption of greenway design overlay and connectivity.

Chair Rocha Garcia asked for clarification on historical facade improvements inclusion and possible consideration in the future.

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

Aye: Rocha Garcia, Viagran, Castillo, Courage
Absent: None

4. Briefing and possible action on the Southeast Community Area Plan [Roderick Sanchez, Assistant City Manager; Bridgett White, Director, Planning Department]

Bridget White, Planning Department Director, provided an overview of the SA Tomorrow Comprehensive Plan and the Southeast Community Area Plan. She reviewed outreach and community engagement conducted to receive input on the Southeast Plan and spoke to the vision of southeast area community groups. White reviewed the 11 goals of the Southeast Plan and the Plan framework key areas.

White reviewed the Plan priorities which included: 1) Land Use, 2) Focus Areas, 3) Pedestrian Mobility, 4) Amenities and Public Space, 5) Housing and 6) Economic Development. She provided detail for each priority and proposed implementation. She reviewed the adoption process for the Plan which included approval by the full City Council.

DISCUSSION

Councilmember Viagran noted her support of the Plan and public engagement conducted in the process.

Chair Rocha Garcia asked if the proposed strategies fully addressed pedestrian mobility concerns. White clarified staff mobility recommendations and next steps in the approval process.

Councilmember Courage noted his support of the Plan and development of the Southside of San Antonio. He expressed concern of recommendations for the Hackberry corridor and need for pedestrian and bike mobility in the area. He wanted to make sure that the public improvements were realistic to the general public and addressed properly. White stated that staff carefully reviewed the current state of mobility and that staff stressed what was possible and conceptual in recommendations.

Councilmember Viagran stated that it was important to address realistic improvements and communications to the public. She thanked staff for their work.

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

Aye: Rocha Garcia, Viagran, Castillo, Courage
Absent: None

5. 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, Assistant Director of the Development Services Department, provided an overview of Chapter 16, Article VII associated with automotive parts recyclers (UAPR) and metal recycling entities (MRE). He reviewed the current operations covered under Chapter 16 and stated that 28 MREs and 45 UAPRs currently existed within the City. Tomaz spoke to the licensing and zoning requirements for each entity to operate within the City limits. He stated that each entity had an inspection process that had to be followed and passed for operations and reviewed enforcement efforts associated with entities compliance.

DISCUSSION

Chair Rocha Garcia noted that these entities were primarily located in Council Districts 3 and 4 and expressed concern on the number of “junk yard” entities in those areas. She asked for a report on when these sites were approved for zoning in those areas. She stated that her office frequently received reports of issues at those sites and asked for clarification on enforcement citations issued. Tomaz stated that most citations were issued for no licensing but he would provide the Committee a report on enforcement citations.

Chair Rocha Garcia asked for clarification on the concerns for water run-off and impervious cover requirements. Tomaz stated that a report would be provided on those issues. Councilmember Rocha Garcia stated that in looking at the Southwest Plan, she asked for staff to obtain community input on salvage yards and economic development.

Councilmember Castillo spoke to the fact that the South and West sides of the community did have a larger amount of these businesses and the need for evaluation of health concerns associated with these businesses. She stated that economic development should be reviewed for these areas and improved services associated with these businesses.

Councilmember Castillo asked for clarification on the types of violations issued. Tomaz spoke to the issues cited. Councilmember Castillo asked if there was any violation for environmental contamination. Tomaz stated that those were not cited by enforcement officers and referred to the State and Public Works Department. Councilmember Castillo asked for clarification on violation communications.

Councilmember Viagran stated that auto body repair businesses also needed to be included in compliance and further needed to be supported for economic development. She asked what type of businesses could be developed on sites where these shops existed and then closed to address contaminants and allow economic growth in the area.

Councilmember Courage acknowledged the need to address the concentration of these businesses on the Southside. He asked how many of these businesses were opened prior to being in the City limits. Development Services Department Director Michael Shannon stated that the information would be provided to the Committee but confirmed that a large number of the businesses were initially in Bexar County and then annexed into the City limits.

Councilmember Castillo asked for clarification on the environmental oversight of the City and the Texas Commission on Environmental Quality (TECQ). Tomaz provided clarification and how both worked together to address environmental concerns. Councilmember Castillo asked what recommendations from the 2013 and 2015 Task Forces on environmental concerns had been implemented. Tomaz stated that the information would be provided to the Committee.

Chair Rocha Garcia asked for a definition on what staff considered important service for our community as referenced in the presentation. She also asked of the implications if these businesses were closed and were providing services to the community. She requested a report on the total number of code teams under the Development Services Department.

No action was required for Item 5.

6. Briefing on the City's Housing Assistance Program [Lori Houston, Assistant City Manager; Veronica Garcia, Interim Director, Neighborhood & Housing Services Department]

Veronica Gonzalez, Interim Assistant Director of the Neighborhood and Housing Services Department (NHSD), provided an overview and update to the Housing Assistance Program (HAP). She reviewed the current HAP Budget which included Federal, State, County and City funds. She reviewed the HAP Rental Assistance Program and number of applications received under the program. She noted that 10,000 applications had been received, that the application submission process was now closed and stated that over \$13 million in rental assistance was awarded.

Gonzalez stated that the HAP Relocation Assistance Program was still open for applications and reviewed assistance provided and eligibility requirements. She also reviewed the Eviction Intervention Program which was provided in partnership with Bexar County and spoke to services provided.

Gonzalez reviewed HAP proposed updates to include continued evaluation of HAP policies and eligibility requirements by staff, revisions to household income limits, streamlining eligibility documentation and prioritizing target populations. She stated that all key recommendations would be brought forward to the Committee for review.

DISCUSSION

Chair Rocha Garcia thanked the NHSD team for work performed on the programs. She asked how many families were projected to need services under the next phase of funding. Gonzalez stated that the same demand was anticipated as in the previous phase and could well be over 10,000 applications.

Councilmember Rocha Garcia stated that it was important to continue to fund these type of programs especially in the areas of homelessness.

Councilmember Courage asked how many families were serviced under the programs. Gonzalez stated that over 17,000 families were assisted. Councilmember Courage asked how many of the families were first time requesters for assistance. Gonzalez stated that a report would be provided to the Committee. Councilmember Courage asked if there was dedicated staff to identify available housing. Gonzalez stated that there were no dedicated staff but that staff worked with community partners to identify housing for those in need of housing. Councilmember Courage expressed concern regarding the need to identify affordable housing for individuals and families during current difficult times. Assistant City Manager Lori Houston stated that staff and community stakeholders would continue to review and provide recommendations under the new phase of Federal funding.

Councilmember Castillo noted the work of housing navigator staff and the continued need of these services to the community. She asked for clarification on the documentation needed for applicants. Gonzales reviewed document requirements for each program. Councilmember Castillo expressed concern on the increasing number of evictions in the City and how additional funding could be identified for eviction assistance. Assistant City Manager Houston stated that the City of San Antonio was identified as a National leader in this area and that she anticipated continued funding at the Federal level.

Chair Rocha Garcia stated that Councilmember Viagran requested a report on the assistance provided, by council district.

No action was required for Item 6.

Adjournment

There being no further discussion, the meeting was adjourned at 12:07 PM.

Approved

Adriana Rocha Garcia, Chair

Debbie Racca-Sittre, City Clerk
