

**INFRASTRUCTURE & GROWTH COUNCIL COMMITTEE
MEETING MINUTES**

**WEDNESDAY, MAY 21, 2014
11:30 AM**

PLAZA ROOM B, MUNICIPAL PLAZA BUILDING

Members Present: Councilmember Rey Saldaña, Chair, *District 4*
Councilmember Rebecca Viagran, *District 3*
Councilmember Ron Nirenberg *District 8*
Councilmember Shirley Gonzales, *District 5*
Councilmember Cris Medina, *District 7*

Members Absent: None

Staff Present: Peter Zaroni, *Deputy City Manager*; Carlos Contreras, *Assistant City Manager*; John Dugan, *Director, DCPD*; Rebecca Pacini, *Sr. Transportation Planner, TCI*; Bianca Thorpe, *Sr. Transportation Engineer, TCI*; Trish Wallace, *Transportation Planning Manager, TCI*; Julia Murphy, *Sr. Project Manager, OS*; Douglas Melnick, *Chief Sustainability Officer, OS*; Terry Bellamy, *Assistant Director, TCI*; Jacob Floyd, *Sr. Planner, DPCD*; Rudy Nino, *Planning Manager, DPCD*; Krystin Ramirez, *Planning Technician, DPCD*; Mark Brodeur, *Assistant Director, DPCD*; Susan Guinn, *Assistant City Attorney*; Ryan Cook, *Office of the City Clerk*

Also Present: Troy Dormay, *Tetra Tech*; Tom Harrington, *Cambridge Systems*; Martin Roos, *Urban Biology*;

1. Citizens To Be Heard

No citizens were present to speak.

2. Approval of minutes for the April 16, 2014 Infrastructure and Growth Council Committee Meeting

Councilmember Nirenberg moved to approve the Minutes for the April 16, 2014 Infrastructure and Growth Council Committee Meeting. Councilmember Viagran seconded the motion. Motion carried unanimously by those present.

3. Briefing on the City's Comprehensive Plan. [John Dugan, Director, Department of Planning and Community Development]

Mr. Dugan provided a presentation on the City's Comprehensive Plan. He stated that the Comprehensive Plan outlined Growth Scenarios that may be implemented through Annexation. He noted that the Plan provided the context for creating an Annexation Program and articulated where Municipal Services may be needed in the future. He noted that the purpose of the plan was to reconcile Existing Plans, Policies and Accommodate/Distribute Projected Growth. He mentioned that Austin, Fort Worth, El Paso, and Dallas have adopted similar plans to which the City created a list of best practices. Best practices were highlighted to include: Population Projections and Distribution, Community Design Manual, Growth Scenarios Planning and Impact Analysis, Working/Technical Papers, Strategic and Implementation Plans, Fiscal Sustainability, Frequent Updating of Plans and an Annexation Program. He mentioned that evaluation of current plans revealed it was not designed to implement SA2020 and inconsistent Growth Assumptions were of different Planning Horizons and Sources, as well as, various

other issues. He stated that the key elements of the Plan were Strategies, Background and Implementation Tools. He noted that beneficial outcomes would include a Policy Guide for the Prioritization of City Investments, Areas of New Growth and a Guide of for the Future Transportation System Plan. He reported that the initiation process placed an emphasis on Multi-Department and City Partner Cooperation. He added that emphasis was also placed on coordinating a Growth Scenario Plan with the Metropolitan Planning Organization (MPO) 2040 Plan, Undertaking of Technical Studies in Phase One, Working Papers and Stakeholder Engagement.

Mr. Dugan stated that the overview of Phase One Studies was implicit that 430,000 new citizens have moved into the Metropolitan Area over the past decade; and that 1.1 million additional citizens would be in Bexar County and 1.5 million New Jobs and Housing Units would be needed by 2040. He noted that the approach of the Phase One Study would be to determine where the City had the Capacity and Demand to Facilitate, Encourage, and Influence Growth and Development. He stated that the scope of the project would include a Land Supply Analysis, Development Demand, Growth Forecast, and Fiscal Analysis. He mentioned that Bexar County was divided into 20 Subareas; however, the four major groups were Inside Loop 410, Outside Loop 410, Outside Loop 1604 and South/East. He noted that a diverse economy has lead to Polycentric Employment Growth and as a result; has become clustered despite the lack of intent to create such clustering. He stated that 13 Employment Activity Centers have been identified and reported that 50% of jobs in Bexar County were identified within. He mentioned that the Economic Planning Systems (EPS) performed a Market Analysis to project the geographic location of the Housing Demand and Demand for Housing by Unit Type. He stated that projections by Subarea were based on Historic Trends but augmented with Recent/Planned Development and Infrastructure Projects. He noted that adjusted projections matched shifting demographics and consumer preferences. He reported that the Land Capacity Methodology identified three types of parcels/sites: 1) Vacant; 2) Redevelopment/Brownfield; and 3) Transformed Projects. He stated that the acreage was quantified into three types and factored down to identify Land Barriers: Flood Plain, Topography, Environmentally Sensitive Areas, Aquifer, and Existing/Planned Infrastructure. He reported that preliminary findings revealed that within five Activity Centers, there was a lack of Land Capacity; Increased Density would be required to meet demands within those centers. He noted that there was also lack of Land Capacity for Housing within several of the inner Subareas.

Councilmember Medina entered the meeting at this time.

Councilmember Viagran spoke in favor of the Plan and asked of the Housing Forecast. Mr. Dugan replied that 50% of Multifamily Units were within the 13 Activity Centers and 20% of all Units were within the 13 Activity Centers.

Councilmember Nirenberg spoke in favor of the Plan. He asked how to keep the Plan from being placed by the wayside after it had been developed. Mr. Dugan replied that it would need to be turned into other Functional Plans backed by Funding. Councilmember Nirenberg asked if the Fiscal Analysis would take into account the need for collaborative efforts as it relates to funding. Mr. Dugan replied that it would. Discussion ensued regarding the City's Comprehensive Plan.

No action was required for Item 3.

4. Briefing on the Strategic Multi-Modal Transportation Plan. [Terry Bellamy, Assistant Director, Planning and Community Development]

Terry Bellamy presented information on the Strategic Multi-Modal Transportation Plan to include:

- Objective

- Components
- Integration
- Relationship to Comprehensive Plan
- Future Transportation System
- Transportation Plan Next Steps

Mr. Bellamy stated that the Strategic Multi-Modal Transportation Plan implemented SA2020; complemented the MPO 2040 Metropolitan Transportation Plan; accommodated Growth of one million citizens by 2040; and was a Critical Component of the San Antonio Comprehensive Plan. He stated that the objective would be to connect Land Use, Redevelopment and Transportation. He noted that the Plan would enable the City to be proactive and enhance its ability to leverage Local, State, and Federal Resources. He mentioned that the scope of work would include updating Transportation Policies in the 1997 Master Plan, 1978 Major Thoroughfare Plan and Creation of a Project Prioritization System that Balanced Short-Term and Long-Term Needs. He added that the relationship to the Comprehensive Plan would occur in Phase Two of the Comprehensive Plan. He mentioned that all discussed Land Usage in Phase One would need to be addressed through a Multi-Modal Approach, as well as the importance of Maintenance and Preservation for the existing Transportation System. He indicated that the Future Transportation System would inherently connect all Transportation and Land Use, Qualities of Road Impact, and Types of Road Facilities Needed. He reported that the City allocated \$1 million for the Transportation Plan in FY 2014 and an additional \$2 million was awarded by the MPO in March of 2014. He noted that a proposal to secure an additional \$3 million to support the Transportation Plan and the Comprehensive Plan was submitted to the US Department of Transportation through the TIGER Grant Program.

No action was required for Item 4.

5. Briefing on the Comprehensive Water Policy Report. [John Dugan, Director, Department of Planning and Community Development

Mr. Dugan presented on the Comprehensive Water Policy Report to include:

- Water Policy
- Overview
- Work Program
- Proposed Scope of Services
- Proposed Timeline
- Fiscal Consideration
- Next Steps

Mr. Dugan reported that Councilmember Nirenberg initiated a City Council Communication Request (CCR) to discuss an analysis of Policies, Procedures, and Regulations that would ensure Water Security. He stated that Long Term Planning would include the provision of Adequate and Affordable Water Supplies through the year 2050. He stated that the project would produce a Comprehensive Report that assessed San Antonio and Bexar County's Water Security by reviewing data on City Policies, Regulations, and Initiatives involving Cost, Quantity and Quality of Water from the Edwards Aquifer and other sources. He noted that the Work Program included an Interlocal Agreement with Texas A&M University's Water Conservation and Technology Center, which is a division of the Texas Water Resources Institute. He mentioned that Department of Planning and Community Development (DPCD) Staff would provide data on Historic and Projected Population Growth, a Summary of Governing Entities and their authority, and City Code Provisions and Planning Strategies related to Water. He

mentioned that the scope of services would describe San Antonio Water Supply (SAWS) Water Resources, both actual/planned, to include the Amount of Water Produced, Cost of Water Produced, Environmental Characteristics, Regulatory Status, Source Sustainability, Regulatory Agencies involved and Relationship to Drought. He stated that the scope would also describe special characteristics of the City's Water Situation including: Drought Management, Distribution System, Dependence on the Edwards Aquifer, Regional Status, Relationship to Municipal Utility Districts (MUDs), Former Bexar Metropolitan Water District, Water Treatment, Geography and Water Conservation. He noted that a Letter Grade would be provided for each Number of Organization and Management Characteristic for both SAWS and the Edwards Aquifer Authority to include: Water Planning, Water Management, Financial Management, Rates, Stakeholder Communications and Governance Structures and other policies. He added that a final report would provide an overall Risk Assessment of the San Antonio Water Structure in terms of meeting water needs. He stated that the report would include recommendations on Legislation and Practices that would contribute to San Antonio's Growth Plan. He mentioned that the anticipated cost of the study would be \$75,000 - \$100,000.

Councilmember Medina excused himself from the meeting at this time.

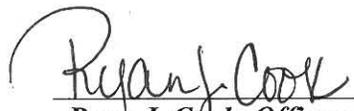
Councilmember Nirenberg suggested that the Study assess through the year 2060 rather than 2050 to keep in line with the State Water Projection and Texas Water Development Board. He asked of interaction with other Governing Bodies. Mr. Dugan replied that all entities would be carefully reviewed as well as their intentions, as they relate to Water Sources.

No action was required for Item 5.

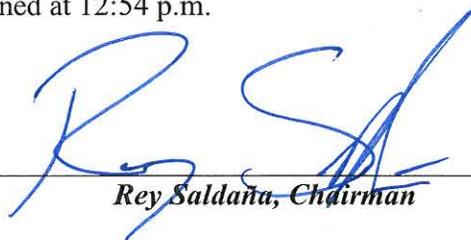
Adjourn

There being no further discussion, the meeting was adjourned at 12:54 p.m.

Respectfully Submitted,



Ryan J. Cook, Office of the City Clerk



Rey Saldana, Chairman