CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
P.O.BOX 839966 I SAN ANTONIO TEXAS 78283-3966

ACCREDITED

PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE MEETING
July 13, 2015

MINUTES

Note: All amendments may be viewed online at:
http://www.sanantonio.gov/DSD/Resources/Codes.aspx#154541587-unified-development-code

PRELIMINARY ITEMS

1. 1:30 P.M. – Call to Order

2. Roll Call

Members Present:
George Peck
George McNair
Francine Romero
Bradley Peel
Steven Grau
Susan Wright
Michael Moore
Bob Liesman
Kent Brittain
Robert Hanley
Gene Dawson
Rob Leonhard
Dan Kossl
Alan Nell
Phillip Manna
Jason Murray Winn (Alternate Architect Member)

City Staff:
John Jacks, DSD
Tony Felts, DSD
Catherine Hernandez, DSD
Mark Bird, DSD
Susan Guinn, CAO
Joseph DeCenizo, CAO
Pablo Martinez, DSD
David Arciniega, Parks

Others:
Robert Brach, Bexar County

Members Absent:
Jody Sherrill
Grace Garza
Mary Luna
Cullen Coltrain
Roger Martinez
George Weron

OLD BUSINESS

3. None

NEW BUSINESS

4. Consideration and recommendation to the Planning Commission of the following proposed Unified Development Code (UDC) amendments submitted by an Individual or Public/Private Organization in accordance with Section 35-111 of the UDC for editing, clarification, or rule interpretation.

Mr. John Jacks and Tony Felts, DSD, gave a brief overview of the proposed amendments and addressed questions raised by the committee members.

a. Proposals Submitted by The San Antonio River Authority

1.	35-673(c)	Adds a provision to the RIO site design standards that requires coordination with SARA for access to the Museum Reach and Mission Reach portions of the San Antonio River

The consensus of the Committee was that this amendment is a clarification to the UDC.

b. Proposals Submitted by Michael Romans

1.	35-B121(b)	Modifies the allowable scales of plats on plat applications

The consensus of the Committee was that this amendment does not meet the criteria.

c. Proposals submitted by The Real Estate Council of San Antonio

1.	35-506 (e)(7)	Makes major changes to the secondary access provisions. Specifies where secondary access is to be located, provides specifications

The consensus of the Committee was that this amendment is a clarification to the UDC.

d. Proposals submitted by AIA San Antonio Chapter

1.	35-512 (b)(1)	Adds a subsection to the Streetscape Planting Standards that requires trees to be planted in medians of certain sizes and to provide irrigation
2.	35-378	Adds several categories of occupations to the home occupations provisions and allows for outside employees in businesses engaged in these activities.

The consensus of the Committee was that these amendments are both clarification and changes to the UDC.

e. Proposals submitted by Robert Barry and Timothy Barker:

1.	Table 311-2	Adds new entry to Nonresidential use matrix for "Ambulatory Surgical Centers"; only allows use within C-2 and C-3 zoning districts

The consensus of the Committee was that this amendment shall be forwarded to the Planning Commission for recommendation.

f. Proposals Submitted by the King William Association (Cherise Bell):

1.	35-310.10	Adds a new subcategory of Commercial District to restrict external sound systems and live music.

The consensus of the Committee was that this amendment shall be forwarded to the Planning Commission for recommendation.

g. Proposals Submitted by The Monte Vista Historical Association and The King William Association (Cherise Bell)

1.	35-602 (a)&(g)	Modifies the role of the Historic Preservation Officer to one that is advisory to the HDRC
2.	35-605 (b)(1)(A) & (B)	Modifies the procedures for designation of a Historic District by requiring two public meetings instead of one, and requiring the concurrence of at least 51% of property owners instead of the current 30%
3.	35-611	Modifies requirements for approving minor alteration, additions, and maintenance of historic structures by including a provision that all work be in compliance with Historic Design Guidelines, setting out application material requirements, and modification of the standards which constitute a minor alteration, addition, etc.
4.	35-613(c)	Modifies the role of HPO in regards to relocation of landmarks/property in a Historic District to advisory to the HDRC only
5.	35-614(f)	Modifies the role of HPO in regards to demolition of buildings in a Historic District to advisory to the HDRC only
6.	35-803 (c)(3)	Modifies terms of membership to the HDRC to limit members to 2 consecutive terms, with reappointment possible after a 2-year break

The consensus of the Committee was that these amendments shall be forwarded to the Planning Commission for recommendation.

h. Proposals Submitted by The Food Policy Council (Leslie Provence)

1.	Table 311-1	Modifies terminology and allowable zoning districts for Farming and Truck Gardens, modifies greenhouses, and adds entry for Urban Farm
2.	Table 311-2 and Table 311-2a	Adds entries for greenhouses, Indoor Growing, Urban Farm, Retail Greenhouse
3.	35-378 (a)(8) & (b)(4)	Modifies Home Occupation provisions to allow on-premise retail sales of cottage foods and produce
4.	35A-101	Adds several definitions to Appendix A regarding agriculture related items
5.	Table 526-3a	Modifies parking requirements for Residential Market Gardens and adds residential requirements for Greenhouses and Urban Farms

The consensus of the Committee was that amendments Table 311-1; Table 311-2 and Table 526-3a shall be forwarded to the Planning Commission for recommendation. There was also consensus that the following amendments are clarifications of the UDC: 35-378(a)(8) & (b)(4) and 35A-101.

i. Proposals Submitted by HEB Grocery Company, LP (Kathy Strimple)

1.	35-526 (b)(8)	Modifies the bicycle parking space requirement by placing a maximum number of 24 bicycle spaces on all projects
2.	Table 526-3b	Modifies the maximum allowable vehicle spaces for grocery stores to 1 per 150 square feet of gross floor area instead of 200 square feet of gross floor area
3.	35-506 (q)(1)	Adds a subsection under applicability that specifies that Sidewalk standards for parking lot and building enlargement projects are to be applied incrementally in proportion to the enlarged area

The consensus of the Committee was that these amendments shall be forwarded to the Planning Commission for recommendation.

j. Proposals Submitted by Kaufmann & Killen Inc. (Rob Killen)

1.	35-514 (b)(1)	Modifies sport court fencing requirements specifying that the sport court fencing only needs to meet the existing 20 foot setback if the fencing in taller than 6 feet

2.	Table 311-1	Modifies the Residential Use Matrix by removing the separate entry for private college and university and consolidating it within the existing entry for private K-12 schools; has the effect of allowing private colleges and universities in all residential zoning districts; currently the use requires a specific use authorizations and is not allowed in any MF zoning district
3.	Table 311-2	Modifies the Nonresidential Use Matrix by removing the separate entry for private college and university and consolidating it within the existing entry for private K-12 schools; has the effect of allowing private colleges and universities in more commercial zoning districts; currently requires a specific use authorization in O-2, C-2 and is not allowed in O-1, O-1.5, NC, C-1. Would no longer allow private universities in L. Will remain prohibited in I-1 and I-2
4.	35-A101	Adds definition for "School, private university"

Amendment 35-514(b)(1) was withdrawn by the Applicant.

The consensus of the Committee was that the remaining amendments shall be forwarded to the Planning Commission for recommendation.

k. Proposals Submitted by Green Industry Alliance (Kelly Hall)

1.	35-523 (a)(1)	Adds Subsection to require Tree Plans to be sealed by a registered landscape architect
2.	35-523 (a)(4)(A)	Adds provision to allow other parties to certified diseased, dead, etc trees
3.	35-523 (a)(4)(D)	Adds a reference to street improvement standards to the subsection
4.	35-523 (b)(1)(B)	Minor clerical correction (capitalization)
5.	35-523(e)	Minor change to allow combination of methods to achieve final tree canopy cover
6.	35-523(f)	Places a time limitation of 5 years on existing tree surveys
7.	35-523 (f)(1)	Provides a clarification to how multi trunk trees are measured
8.	35-523 (f)(1)(C)	Adds four new species to the non-native trees
9.	35-523 (f)(10)	Minor clerical correction to name of HDRC

10.	Table 523-2	Removes requirement that 25% of replacement trees be of the same species, instead requires that a "reasonable diversity of tree species" be provided. Changes the minimum DBH from 1.5 inches to 3 inches.
11.	35-523(h)	Adds a reference to another code section for clarification
12.	35-523 (i)(7)	Requires a site certified under the Texas Parks and Wildlife Texas Wildscape Program to preserve 25% of existing trees instead of the currently required 20%
13.	35-523 (m)(6)	Removes the requirement that 25% of the replacement trees be of the same species, instead allows a reasonable diversity of tree species
14.	35-477 (b)(1)	Requires that Tree Preservation Plans and Tree Stand Delineation Plans be signed and sealed by a Texas registered Landscape Architect
15.	35-B123 (a)	Requires that Tree Preservation Affidavits be sealed by a Texas registered Landscape Architect
16.	35-B125	Requires that Tree Stand Delineation be sealed by a Texas registered Landscape Architect
17.	35-B127 (a)	Requires that Tree Preservation Plan be sealed by a Texas registered Landscape Architect
18.	35-523 (q)(2)	Adds a provision that for parcels over 5 acres, Tree Canopy Investment Fund Fees may be assessed in phases.
19.	35-B107 (c)	Adds a provision that Landscape Plans be sealed by a Texas Registered Landscape Architect
20.	35-B107 (e)	Adds a provision that Landscape Plans be sealed by a Texas Registered Landscape Architect and the Irrigation Plans be sealed by a Texas licensed irrigator
21.	Table 510-1	Modifies certain bufferyard requirements
22.	Table 510-2	Removed a secondary buffer option for Type F Bufferyard
23.	Table 510-2	Adds a footnote that allows substitution of shrubs with canopy or understory trees and provides EPU calculations for the substitutions made
24.	35-511 (c)(2)	Adds a subsection that requires 6 inches of compacted depth of topsoil for all new turf installations and also provides for an exemption
25.	Table 511-1	Minor modification in the table adds requirement for a minimum width of 5 feet of planting area for trees
26.	35-511 (c)(4)	Modifies requirement for replacing dead trees to only those trees that are required.

27.	35-511 (c)(4)	Separates out maintenance requirements into different subsections and adds a provision that bans the practice of topping
28.	35-511 (c)(6)A.1	Removed the verbiage "in an annual twelve month period"
29.	35-511 (c)(6)A.4	Modifies requirements for the required water schedule
30.	35-511 (c)(6)B.3.iii	Modifies terminology for sprinkler and sub-surface drip hardware
31.	35-512 (b)(2)	Removes requirements that streetscape trees be planted in a linear fashion
32.	Appendix E	Modifies minimum shade areas for certain tree species
33.	35-511 (c)(6)C	Modifies references to Texas Administrative Code.

The consensus of the Committee was that all of the proposed amendments are substantial changes. With the exception of the following 35-523(b)(1)(B); 35-523(f)(10) and 35-523(h) which would be considered clarifications.

I. Proposals Submitted by Brown & Ortiz, P.C. (James McKnight)

1.	35-343 (c)(3)	Limits IDZ tracts to 5 acres maximum
2.	35-345 (b) and (c)	Modifies MPCD's to set the minimum size as 10 acres instead of 25 acres and removes the requirement that the MPCD site plan be governed by the Completeness Review and Approval Criteria of Article IV
3.	35-341 (b)	Removes subsection 2 that required an MXD site plan to provide a mix of residential and nonresidential within the same building or on the same lot.
4.	35-412 (i)(1)	Adds a provision that an MDP will not expire if $5,000,000 in project expenses have been expended within 10 years of the date of approval of the MDP
5.	35-350 (c)(2)	Modifies the QD natural buffer requirements to allow for a waiver if the adjacent property owner agrees to such a waiver or grants an easement for non-development
6.	35A-101	Modifies the definition of maximum density to employ standards for rounding the number to the nearest whole number
7.	Table 311-2 and 35A-101	Adds a definition of "corporate apartment" and adds the entry to the commercial use matrix.

8.	Table 311-2	Modifies the entry for Climate Controlled Storage to allow it in the ERZD.
9.	35-515 (c)(7)	Adds a subsection relating to fire apparatus access for lots

The consensus of the Committee was that all of the proposed amendments with the exception of Items 6 and 7 are substantial changes and shall be forwarded to the Planning Commission for recommendation.

m. Proposals Submitted by Donald Oroian

1.	35-310.10, Table 310-1, Table 310.10-1	Adds a new Commercial District - C-1.5 - that increases individual building sizes and aggregate building sizes over C-1 districts, but keeps all other C-1 requirements such as use and setbacks the same
2.	35-431(c)	Adds a provision that applications submitted without variances do not require additional application forms or additional fees
3.	35-431(d)	Adds a subsection that allows any LOC denial to be appealed to Planning Commission, waives appeal fees after-the-fact (if successful)
4.	35-441 (a)(10)(C)	Provides an example of a "residential improvement area" as being a Land Use Plan, PUD, or MDP
5.	35-441 (a)(13)	Amends the amending plat fire lane establishment provision to include removal and alteration of fire lanes as well
6.	35-441(b)	Modifies amending plat provisions to include alteration of easements, fire lanes, and non-utility easements. Also specifies that the amending plat will only be routed to the non-city agencies associated with such easement or restriction
7.	35-483(f)	Changes appeal board for subsequent subdivision variance applications from BOA to PC. Does not change vote numbers required
8.	35-484(f) & 35-484(g)	Changes requirements for subsequent applications for development variance application by changing the vote requirements on the PC, makes consistent with Amendment 2-8. Also changes scope of approval section for development plat variances
9.	35-504(e)(2) & 35-504 (e)(3)	Changes erosion and sediment controls from National standards to Texas standards
10.	35-504 (f)(4)(B)	Changes required plat note for Storm water detention
11.	35-506(a)(3)	Changes the exhibit for a variance in relation to surrounding sidewalks and curbs from a 2000 foot radius to a 1000 foot radius
12.	35-715(b)	Adds two provisions in relation to a modification of a

		project or permit to allow two additional types of projects: amendments of plat without variance and amendments to a plat which reduce the number of lots or modify utility easements
13.	35-B121 (f)(1)	Modifies the requirement for when a Professional Land Surveyor or Engineer needs to provide a certificate for a plat application

The following proposed amendments were withdrawn: 35-441(a)(13) and 35-441(b).

The consensus of the Committee was that the remaining proposed amendments shall be forwarded to the Planning Commission for recommendation.

5. Consideration and recommendation to the Planning Commission of the following proposed Unified Development Code (UDC) amendments submitted by City of San Antonio, Governmental Agency, or Board/Commission in accordance with Section 35-111 of the UDC:

A.	III:57	28-24	35-311(b)(4)	Tony Felts	DSD
B.	III:228	28-98	35-374(h)	Catherine Hernandez	DSD
C.	IV:5	28-99	35-402	Catherine Hernandez	DSD
D.	III:252	28-1	35-392	Alma Martinez-Jimenez & Gary Kreuziger	DSD
E.	III:249	28-3	35-389(d)	Gary Kreuziger	DSD
F.	III:56	29-2	35-311(b)(2)	Susan Guinn	CAO
G.	III:57	29-1	35-311(b)(5)	Susan Guinn	CAO
H.	III:106.1	29-3	35-320	Susan Guinn	CAO
I.	V:116	29-6	35-511(a)(1)	Susan Guinn	CAO
J.	IV:77	28-61	35-477(b)(1)(A)	Mark Bird	DSD
K.	V:136	28-65	35-523(b)(2)	Mark Bird	DSD
L.	V:144	28-55	Table 523-2	Mark Bird	DSD
M.	V:150	28-59	35-523(m)(4)	Mark Bird	DSD
N.	V:150.3	28-60	35-523(p)	Mark Bird	DSD
O.	B:59	28-66	35-B123(a)	Mark Bird	DSD
P.	B:62	28-68	35-B125(a)	Mark Bird	DSD
Q.	B:64	28-69	35-B127(c)(4)	Mark Bird	DSD
R.	VI:6	24-9	35-605	Kathy Rodriguez	OHP

There was a consensus of the Committee to move forward with the proposed amendments to Planning Commission.

The exhibits attached are the amendments considered by TAC.

OTHER ITEMS

6. **ADJOURN** – Meeting was adjourned at 3:50 p.m.

APPROVED:

Jody Sherrill, Chair