



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



**PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE
MEETING
August 10, 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:

Jody Sherrill
George Peck
Gene Dawson
Francine Romero
Rob Leonhard
Steven Grau
Susan Wright
Bob Liesman
Robert Hanley
Dan Kossl
Phillip Manna
Cullen Coltrane
Kent Brittain
Grace Garza

Members Absent:

Bradley Peel
Alan Neff
Michael Moore
Mary Luna

City Staff:

Rod Sanchez, DSD
John Jacks, DSD
Tony Felts, DSD
Melissa Ramirez, DSD
Larry Odis, DSD
Joseph DeCenzo, CAO
George McNair
Richard Chamberlain, DSD
Luz Gonzales, DSD
Martin Ruiz, DSD
Gary Kreutziger, DSD
Susan Guinn, CAO
Kevin Collins, DSD
Terry Bellamy, TCI
Margarita Hernandez, TCI
Mark Bird, DSD
David Arciniega, Park
Pablo Martinez, DSD
Jacob Powell, TCI

Others:

Robert Brach, Bexar County

Rob Killen, Private Attorney

Karen Bishop, SARA

Troy Dorman, Consultant for SARA

OLD BUSINESS

3. 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.	V:18-20	27-1	Table 503-1 Table 503-2	David Arciniega	Parks
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The TAC Committee consensus was to recommend approval of the amendment as presented.

B.	III:252	28-1	35-392	Alma Martinez-Jimenez & Gary Kreuziger	DSD
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Martin Ruiz, DSD Code Enforcement and Gary Kreuziger, DSD Inspections, gave a brief overview of the proposed amendments and addressed questions raised by the committee members.

The TAC Committee consensus was to recommend approval of the amendment with the following changes: "...exceed zero (0) foot-candles, measured at the property line..."

C.	V:116	RID 99	35-511	Kevin Collins & Tony Felts	DSD
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The TAC Committee consensus was to recommend approval of the amendment as presented.

D.	III:65 A:56	RID 118	Table 311-2, Table 311-2a 35A-101	Catherine Hernandez & Tony Felts	DSD
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The TAC Committee consensus was to recommend approval of the amendment as presented.

NEW BUSINESS

4. 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:60	28-4	Table 311-1 35-373(b) 35-516(g)	Richard Chamberlin	DSD
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This item was pulled from the agenda by Staff to be considered at a later date.

B.	III:197	28-9 28-111	35-343k	Richard Chamberlin & Catherine Hernandez	DSD
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: “Where parking is provided, Sections 35-526(c) through ...” Delete the following sentence from the code “Minimum parking requirements may be approved by City Council pursuant to a rezoning.”

C.	IV:48	28-32	35-430(f)(2)C.3.	Luz Gonzales & Donna Camacho	DSD
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The TAC Committee consensus was to recommend approval of the amendment as presented.

D.	IV:66 A:56	28-40	35-443(j) Table 311-2a	Luz Gonzales & Donna Camacho	DSD
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: “On plat applications where notification is required, such application shall be scheduled for...”

E.	Appendix A	28-47	35—A101	Luz Gonzales & Donna Camacho	DSD
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: The proposed changes to the Minor Subdivision definition have been withdrawn by staff. Off-lot Easement definition to read “An easement that is within the boundary of the plat but is not on the lot(s) or entirely on the lot being platted and is identified by a heavy dashed line rather than a solid line.” Plat definition to remove the following sentence “Plats recorded in the deed records are not considered a valid subdivision plat.” The addition of Remaining Portion definition has been withdrawn by staff.

F.	V:8-9	26-1 19- 4 19-11	35-502(b)(2)C & D 35-502(c)	Terry Bellamy/ Christina De La Cruz	TCI
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Margarita Hernandez, TCI and Terry Bellamy, TCI, gave a brief overview of the proposed amendments and addressed questions raised by the committee members.

The TAC Committee consensus was to recommend approval of the amendment as amended. with the following changes: (b)(2)C. vi “When a development that generates less than 76 PHT, the applicant shall fill out a peak hour trip generation form and may perform a Rough Proportionate Determination to dermine potential Right-Of-Way dedication and turn lane requirements or make the dedication as required by the code.” Change subsection D to a roman number vii and it will read “A Traffic Circulation Study is required for renovation of existing schools (Public, Private).” Staff will provide a definition for Traffic Circulation Study in appendix A. Also, recommended that this amendment be reviewed by the school district.

G.	V:14	19-12	Table 502-2	Terry Bellamy/ Christina De La Cruz	TCI
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: On Table 502-2 Transit Amenities remove the coma on bus, shelters and remove the lines in this table for School Flashers, ... Transit Amenities, and Traffic Control Calming Features to make them on cell instead of three. Also, recommended that this amendment be reviewed by the school district.

H.	V14-15	19-3	35-502(f)(3)A	Terry Bellamy/ Christina De La Cruz	TCI
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The TAC Committee consensus was to recommend approval of the amendment as presented. Also, recommended that this amendment be reviewed by the school district.

I.	V:64-65	19-5	Table 506-3	Terry Bellamy/ Christina De La Cruz	TCI
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The TAC Committee consensus was to defer action of the amendment for further review and bring back for consideration at the next meeting. Also, recommended that this amendment be reviewed by the school district.

J.	V:97-98	19-9	Table 506-7	Terry Bellamy/ Christina De La Cruz	TCI
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This item was pulled from the agenda by Staff to be considered at a later date.

K.	B:56.9	19-10	B122(a)(6)B.iii.	Terry Bellamy/ Christina De La Cruz	TCI
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The TAC Committee consensus was to recommend approval of the amendment as presented.

L.	V:70-71	14-9	Table 506-4b	Bob Brach	Bexar Co.
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The TAC Committee consensus was to recommend approval of the amendment as presented.

M.	V:73-74	14-11	35-506(d)(6)	Bob Brach	Bexar Co.
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The TAC Committee consensus was to approve the amendment as presented with the exception of subsection 35-506(d)(9)B.3. The TAC Committee consensus was to defer action on this subsection so that the language could be revised and considered at a later date.

N.	V:75-76	14-12	35-506(d)(9)	Bob Brach	Bexar Co.
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: On 35-506 subsection (d)(10)A.1. and 2. Change public works to "Transportation and Capital Improvements". Section B. 2. To read "For streets without curb, slopes shall meet the preferred requirements specified in the latest version of the "TxDOT Roadside Design Manual" at a minimum." On section C. 2. "Parkway slopes between a curb and back of sidewalk for standard parkways shall have a ..." Remove section C. 5. and replace it with the wording in C. 6. The new C. 6. will read "6. Deviations from the section are considered an exception and not a variance."

O.	V:76 V:92	14-13	35-506(d)(10) 35-506(p)	Bob Brach	Bexar Co.
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The TAC Committee consensus was to recommend approval of the amendment as presented.

P.	V:79-80	14-15	35-506(e)(5)	Bob Brach	Bexar Co.
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: (f)B.1. remove (see Figure 506-6.1). Change subsection 2 to read “2. Fifty (50) feet measured at a ninety (90) degree angle from the intersecting projected ROW for collector streets.” Add a new subsection to read “3. One hundred (100) feet measured at a ninety (90) degree angle from the intersection projected ROW for Arterial streets.”

Q.	V:80	14-17	35-506(f)	Bob Brach	Bexar Co.
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: (h)(3) “... and subject to plan reviews and inspections by the county’s department ...” (h)(4) add “development services department” to read by the city’s development services department or county’s department..” there are two sections in this subsection that need this correction. (h)(6) “Pavement markings shall be installed within the scope of the subdivision in accordance with the latest version of the “Texas Manual on Uniform Traffic Control Devices (TMUTCD),” as required by the city’s development services department or county’s department...” Such markings shall be manufactured and installed ... and inspections by the city’s development services department or county’s department...” (h)(7) “... fire hydrant locations as required by the city’s development services department or county’s department...”

R.	V:83	14-18	35-506(h)	Bob Brach	Bexar Co.
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The TAC Committee consensus was to recommend approval of the amendment as presented.

S.	V:86-87	14-21	35-506(m)	Bob Brach	Bexar Co.
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: (q)(1)C.ii. “the rear of a reverse residential street lot.” (q)(2)A. & B. change public works to “transportation and capital improvements” ...”in consultation with the director of transportation and capital improvements...”(q)(7) change public works to “transportation and capital improvements” ...”in consultation with the director of transportation and capital improvements...” In the ETJ , all sidewalks along a publicly...”

OTHER ITEMS

3. Approval of the minutes from the August 3, 2015 meetings.

The motion was made by Mr. Hanley and seconded by Mr. Dan Kossl, to approve the minutes of the August 3, 2015 meeting as presented. The Motion carried.

4. ADJOURN

There being no further business the meeting was adjourned at 4:25 p.m.

APPROVED:

Jody Sherrill, Chair