



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



**PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE
MEETING
August 17, 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
Alan Neff
Dan Kossl
Phillip Manna
George McNair
Kent Brittain
Bradley Peel
Jason Winn

Members Absent:

Grace Garza
Robert Hanley
Michael Moore
Mary Luna
Cullen Coltrane

City Staff:

Rod Sanchez, DSD
John Jacks, DSD
Tony Felts, DSD
Melissa Ramirez, DSD
Larry Odis, DSD
Joseph DeCenzo, CAO
Susan Guinn, CAO
Richard Chamberlain, DSD
Luz Gonzales, DSD
Mark Bird, DSD
Terry Bellamy, TCI
Margarita Hernandez, TCI
Pablo Martinez, DSD
David Arciniega, Parks
Kathy Rodriguez, OHP
Cory Edwards, OHP
Judy Babbit, TCI
Anthony Chukwudolue, TCI

Others Present

Bob Brach, Bexar County
Kathy Strimple, HEB
Cherise Bell, King William Assn

Michael Romans
Donald Oroian
Rob Killen, Kaufman & Killen
James McKnight, Brown & Ortiz

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:138	28-53	35-523(e)(1)C	Mark Bird/Justin Krobot	DSD
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The TAC Committee consensus was to recommend approval of the amendment as presented.

B.	IV:48-49	29-12	35-431(b)	Susan Guinn/Joseph DeCenzo	CAO
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The TAC Committee consensus was to defer action of the amendment for further review and bring back for consideration at a later meeting.

C.	IV:10	29-10	35-404(b)	Susan Guinn/Joseph DeCenzo	CAO
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: Remove the addition of "or the city council" in "...at the option of the applicant or the city council, shall be deemed to be a negative recommendation."

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:

Mr. Jody Sherrill, Chair, asked that the following Items be moved up on the agenda to be considered at this time. Items M, N, O, P, Q, R, S, T, U, V, W, X, Y and Z.

M.	V:155	8-1	35-526(b)(8)	Kathy Strimple	HEB
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Ms. Kathy Strimple, HEB representative, 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: "(b)(8) Bicycle Parking Spaces. Bicycle spaces shall, at a minimum, equal ten (10) percent of the number of the minimum required vehicle spaces required for a given use, but no more than twenty-four (24) shall be required."

N.	V:164.3	8-2	Table 526-3b	Kathy Strimple	HEB
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The TAC Committee consensus was to recommend approval of the amendment as presented.

O.	V:93	9-1	35-506(q)(1)	Kathy Strimple	HEB
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The TAC Committee consensus was to recommend approval of the amendment as presented.

P.	III:25 IV:9-10	1-1	35-310.10 35-403(d) Table 403-2	Cherise Bell	King William Assoc
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Ms. Cherise Bell, King William Association, 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: For both (e)(1) & (2) "... except that no external sound systems or outside live music shall be allowed."

Q.	B:34	4-1	35-B121(b)	Michael Romans	Citizen
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Mr. Michael Romans, TSPS, gave a brief overview of the proposed amendment and addressed questions raised by the committee members.

The TAC Committee consensus was to recommend approval of the amendment with the following changes: "City staff may require a change of drawing scale as deemed necessary for adequate legibility."

R.	IV:50	2-3	35-431(c)	Donald Oroian	Citizen
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Mr. Donald Oroian gave a brief overview of the proposed amendment and addressed questions raised by the committee members.

The TAC Committee consensus was to defer action of the amendment for further review and bring back for consideration at a later meeting.

S.	IV:50-51	2-4	35-431(d)	Donald Oroian	Citizen
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The TAC Committee consensus was to defer action of the amendment for further review and bring back for consideration at a later meeting.

T.	IV:83	2-8	35-483(f)	Donald Oroian	Citizen
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The TAC Committee consensus was to recommend approval of the amendment. with the following changes: Remove "planning and" from planning and development services.

U.	IV:84	2-9	35-484(f) & (g)	Donald Oroian	Citizen
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: (f) "Subsequent Applications. The following time limitations shall be imposed so that no application for a variance shall be received or filed with the planning commission." Remove the addition of "to the Director, or in the case of appeal," in the second bullet point. Remove "planning and" from planning and development services. (g) Remove the addition of "Director, or in the case of appeal the".

V.	V:43-44	2-10	35-504(e)(2) & (3)	Donald Oroian	Citizen
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: Replace "public works" to Transportation and Capital Improvements

W.	V:61	2-12	35-506(a)(3)	Donald Oroian	Citizen
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The TAC Committee consensus was to recommend approval of the amendment as presented

X.	III:61-62	11-2	Table 311-1	Rob Killen	Kaufman & Killen
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Mr. Rob Killen, Kaufman and Killen, 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: Add "College" to the School – Private permitted use table.

Y.	III:77-78	11-3	Table 311-2	Rob Killen	Kaufman & Killen
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: Add "College" to the School – Private permitted use table.

Z.	A:78	11-4	35A-101	Rob Killen	Kaufman & Killen
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: (b) "School private college or university. A building or structure, including accessory buildings, grounds, or areas, operated by a college or university that is accredited by the Southern Association of Colleges and Schools." Staff will provide a definition for a Private School

A.	III:224- 225 V:130 A:50	28-4	35-373, 35-516 35A-101	Richard Chamberlin	DSD
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: In section (b)(3) remove the duplication of the word “The” “...separated by a fence from the remaining portion of the The one hundred...”

B.	VI:6-9	24-19	35-606	Kathy Rodriguez/ Cory Edwards	OHP
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Kathy Rodriguez, HPO, gave a brief overview of the proposed amendments and addressed questions raised by committee members.

The TAC Committee consensus was to defer action of the amendment for further review and bring back for consideration at a later meeting.
HPO Staff asked that the item be withdrawn at this time.

C.	VI:24-31	24-1	35-614	Kathy Rodriguez/ Cory Edwards	OHP
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The TAC Committee consensus was to recommend approval of the amendment as presented.

D.	VIII:5-8	24-3	35-803	Kathy Rodriguez/ Cory Edwards	OHP
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The TAC Committee consensus was to defer action of the amendment for further review and bring back for consideration at a later meeting.

E.	V:94	16-2	35-506(q)(2)	Terry Bellamy/ Margarita Hernandez	TCI
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Judy Babbitt, 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 with the following changes: Remove “planning and” from planning and development services, there are 4 instances of this. In (q)(2)(b) replace “public works” with Transportation and Capital Improvements.

F.	V:64-65	16-3	Table 506-3	Terry Bellamy/ Margarita Hernandez	TCI
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The TAC Committee consensus was to recommend approval of the amendment with the following changes: ¹²Sidewalks shall be six (6) foot in width, with or without a planting strip,...

G.	V:91-92	17-1	35-506(p)(5)	Terry Bellamy/ Margarita Hernandez	TCI
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The TAC Committee consensus was to recommend approval of the amendment with the following changes:(p)(5) Roadbed Soil. A soil investigation must be performed for the design of pavement structures by a qualified geotechnical engineer licensed in the state of texas in accordance with the ...”

5. **ADJOURN**

The meeting was adjourned at 4:45 p.m. without hearing items H, I, J, K, and L. These items will be heard at the August 24, 2015, meeting.

APPROVED:

Jody Sherrill, Chair