

**COMPREHENSIVE PLAN COUNCIL COMMITTEE
MEETING MINUTES
WEDNESDAY, OCTOBER 17, 2018
10:00 AM
MUNICIPAL PLAZA B ROOM**

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| Members Present: | Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Roberto C. Treviño, <i>District 1</i> Councilmember William Cruz Shaw, <i>District 2</i> Councilmember Rey Saldaña, <i>District 4</i> Councilmember John Courage, <i>District 9</i> |
| Members Absent: | <i>None</i> |
| Staff Present: | Peter Zanoni, <i>Deputy City Manager</i> ; Michael Shannon, <i>Director of Development Services Department</i> ; Kathy Quinones, <i>Special Projects Manager</i> ; Alicia K. Beckham, <i>Office of the City Clerk</i> |
| Others Present: | <i>None</i> |

1. Approval of the Minutes for the September 19, 2018 Comprehensive Plan Committee Meeting.

Councilmember Courage moved to approve the Minutes for the September 19, 2018 Comprehensive Plan Committee Meeting. Councilmember Saldaña seconded the motion. Motion carried unanimously by those present.

Councilmember Shaw entered the meeting at this time.

2. Briefing and action on proposed Unified Development Code amendments related to zoning districts including the Single-Family Residential District, the Mixed Use District, and the Infill Development Zone. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services Department]

Michael Shannon reported that a joint Council Consideration Request (CCR) was submitted by Council Districts 1 and 7 for staff to review Infill Development Zone (IDZ) Regulations. He stated that the request was to bring forth possible recommendations to improve development standards that protect the character and integrity of San Antonio’s Neighborhoods. He noted that IDZ was only allowed inside Interstate 410 to provide flexibility in neighborhoods with density, lacked parking, and had visual concerns. He added that staff had organized an IDZ Task Force comprised of 15 members from both districts and the development community.

Mr. Shannon stated that the Task Force proposed to create three IDZ Regulations that include detailed site planning for design and mass for residential infill. He noted that the three IDZ Regulations would establish requirements to maximum building height and provide 5-foot perimeters. He added that they would also specify minimum parking requirements. He mentioned that they recommended changes to the Mixed Use District Regulations that would adopt two new single-family residential zoning categories.

Mr. Shannon stated that the Task Force suggested that the current Mixed Use District Regulations be updated by enhancing site plan requirements and lowering perimeters for development outside of Loop 410. He noted that the Task Force proposed the creation of two new zoning districts: Residential Single-Family District (R-1) and Residential Single-Family District (R-2). He added that R-1 and R-2 would ease the liability of property owners that have no alternative other than IDZ for the development of their property.

Mr. Shannon stated that on September 10, 2018, the Planning Commission and Technical Advisory Committee (PCTAC) recommended approval of the Task Force proposal to create three IDZ Regulations with amendments to the IDZ Regulations requiring site details. He noted that the Zoning Commission recommended approval of the proposals on October 2, 2018. He added that staff requested approval of the proposed Unified Development Code Amendments and that they be forwarded to the full City Council for consideration.

Councilmember Saldaña stated that he would approve the motion with the amendment to R-1 and R-2 to maximum size lot of no more than one acre.

Councilmember Shaw stated that he approved the staff recommendation but he was not familiar with Councilmember Saldaña's proposed amendment.

Councilmember Saldaña moved to forward the proposed Unified Development Code Amendments to City Council for consideration with the amendment that R-1 and R-2 maximum size lot be no more than one acre. Councilmember Treviño seconded the motion. The motion carried by the following vote:

AYES: Gonzales, Treviño, Saldaña, and Courage

NAY: Shaw

Adjourn

There being no further discussion, the meeting was adjourned at 10:47 a.m.

Respectfully Submitted,

Shirley Gonzales, Chairperson

*Alicia K. Beckham,
Office of the City Clerk*