

City of San Antonio



MINUTES

Planning Commission

Development and Business Services Center
1901 South Alamo

Monday, May 13, 2019

2:00 PM

1901 S. Alamo

***** Planning Commission Technical Advisory Committee*****

The Planning Commission Technical Advisory Committee (PCTAC) is a subcommittee that advises the Planning Commission on matters as requested by the Commission Members of the PCTAC are appointed by the Planning Commission

PRELIMINARY ITEMS

2:00 P. M. Call to order

Roll Call

Present: George Peck, Matt Cox, Juan Fernandez, Deborah Reid, Rob Leonhard, Robert Hanley, Phillip Manna, Ken Brown, Jody Sherrill, June Kachtik, Michael Moore, Robert Sipes, Seth Teel, Bob Liesman, Michael Taylor

Absent: Gene Dawson, Susan Wright, Patricia Gibbons, Alan Neff, Allison Cohen, Jennifer Ramos, Cherise Bell, Steven Grau, Charles John, Buck Benson

City Staff: Melissa Ramirez, Tony Felts, Monique Mercado, Lauren Chavez, Catherine Hernandez

Old Business

1. Approval of Minutes from February 25, 2019 Meeting.

Chair Peck stated February 25, 2019 minutes will be considered at our next TAC meeting.

NO ACTION

New Business

2. Consideration of the proposed Extraterritorial Jurisdiction Military Protection Area (ETJMPA) regulations for the Camp Bullis ETJMPA and Lackland ETJMPA, creation of the Comprehensive Land Use categories within the MPAs, and the addendum to the Bexar County/COSA Master Interlocal Agreement for the ETJMPs in unincorporated Bexar County.

Tony Felts, Interim Policy Administrator, gave a brief overview of Article IX and addressed questions, concerns raised by the committee members. Discussion was held and the following amendments were approved.

A-11 SERVICES IN MILITARY PROTECTION AREAS

This Addendum establishes the division of responsibilities for management of platting and land use controls within the City's Extraterritorial Jurisdiction – Military Protection Areas (ETJMPA's).

- A. In this Appendix, "Certificate of Compatibility" shall mean a certificate issued by CITY's Development Services Department confirming that a structure or project located or to be located within an Extraterritorial Jurisdiction Military Protection Area has been determined to be in compliance or compatible with the land use control regulations set forth in Article IX of the CITY's Unified Development Code.

B. City's Responsibilities:

1. Review all proposed construction activity for compliance with ETJMPA regulations prior to a permit being issued.
2. Receive all payments for ETJMPA Certificate of Compatibility reviews, inspections, and other associated applications for ETJMPA regulations (i.e. Land Use Plan Amendments or Variances).
3. Issue a Certificate of Compatibility to customers for compliant projects prior to ~~the~~ either the issuance of a building permit from the Bexar County Fire Marshal's Office or commencement of construction activity. For those instances where construction activity begins prior to obtaining a building permit or Certificate of Compatibility, the City will review the construction activity and may issue a Certificate of Compatibility if the project is compliant with all ETJMPA regulations.
4. Inspect ETJMPA-related construction activities ~~in~~ for compliance with an issued Certificate of Compatibility.

Member also made the following amendments:

ARTICLE IX. EXTRATERRITORIAL JURISDICTION MILITARY PROTECTION AREAS

DIVISION 2. – ETJ MILITARY PROTECTION AREA LAND USE CONTROLS

Sec. 35-904. – Land Use Intensity Standards.

(a) Applicable Standards. Land Use intensity standards shall be applicable in designated ETJ Military Protection Areas. Land Use intensities shall be enforced in the platting process and/or building permit process. The development services director shall review each plat and/or building permit development project for conformity with the land use category of the City's Comprehensive Plan.

Sec. 35-910. – Administrative Remedies.

(c) Action to be Consistent With Notice. The reviewing body may take any action on the application that is consistent with the notice given, including approval of the application, conditional approval (if applicable) of the application, or denial of the application, provided, however, that if an applicant amends their application for a change in future land use classification to a future land use classification of lesser intensity shall it does not require renote.

MOTION

A motion was made by Member Brown and seconded by Member Hanley to approve staff's presentation with the amendments made today at this meeting

ALL VOTED IN FAVOR.

3. Adjournment.

There being no further business, the meeting was adjourned at 3:46 p.m.

APPROVED

George Peck, Chairman

ATTEST:

Tony Felts, Executive Secretary

Citizens to be Heard – No Citizens signed up to speak

