

# City of San Antonio



## MINUTES

### Planning Commission

Development and Business Services Center  
1901 South Alamo

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**Monday, October 21, 2019**

**9:00 PM**

**1901 S. Alamo**

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#### **\*\*\* 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**

**3:00 P. M. Call to order**

#### **Roll Call**

Present: George Peck, Robert Hanley, Robert Guajardo, June Kachtik, Jennifer Ramos, Patricia Gibbons, Robert Sipes, Alan Neff, Susan Wright, Matt Cox, Cara Tackett, Bob Liesman, Michael Taylor, Cherise Bell, Casey Whittington, Phillip Manna Deborah Reid

Absent: Seth Teel, Allison Cohen, Buck Benson, Juan Fernandez, Rob Leonhard, Ken Brown, Jody Sherrill, Gene Dawson, Michael Moore.

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

**Citizens to be Heard** – No Citizens signed up to speak

#### **Old Business**

1. Approval of Minutes from September 13, 2019.

#### **MOTION**

A motion was made by Member Wright and seconded by Member Hanley to approve minutes as presented.

**AYES: Peck, Hanley, Kachtik, Gibbons, Neff, Wright, Cox, Tackett, Liesman, Taylor, Whittington, Manna, Reid**

**NAYS: None**

**ABSTAIN: Bell, Ramos**

**MOTION CARRIED**

**New Business**

2. Discussion and possible action on proposed changes to Chapter 35, the Unified Development Code (UDC), Section 35-111, relating to UDC Amendments, to require a Cost Impact Analysis be submitted with UDC Amendments requests. The PCTAC may discuss and consider changes to other relevant section of the UDC in their deliberations. (Tony Felts, AICP, Development Services Policy Administrator, (210) 207-0153, [tony.felts@sanantonio.gov](mailto:tony.felts@sanantonio.gov), Development Services Department)

Tony Felts, Policy Administrator, presented council's consideration request of UDC Cost Impact Analysis Amendment and recommended approval of this request.

Cosmia Colvin, expressed concerns with how information of the Costa Impact would be made available to the citizens.

**MOTION**

A motion was made by Member Hanley and seconded by Member Tackett to approve item as presented.

**AYES: Peck, Hanley, Kachtik, Ramos, Gibbons, Wright, Cox, Tackett, Liesman, Taylor, Bell, Whittington, Manna**

**NAYS: Reid, Neff**

**MOTION CARRIED**

3. Discussion and possible action on proposed changes to Chapter 35, the Unified Development Code (UDC), Section 35-310-01, Table 310-1 Lot and Building Dimensions Table, relating to Lot and Building Dimensions in "RM" and "MF" districts. The PCTAC may discuss and consider changes to other relevant sections of the UDC in their deliberations. (Catherine Hernandez, Development Services Administrator, (210) 207-5085, [catherine.herndandez@sanantonio.gov](mailto:catherine.herndandez@sanantonio.gov) Development Services Department).

Catherine Hernandez, Development Services Administrator, briefed members on council's request to address growing needs for housing without compromising integrity of neighborhoods. The multi-family zoning currently is not consistent with adopted land use plans or current patterns of development

Mary Johnson, President of Monte Vista Terrace Neighborhood Association and a Steering Committee Member of the Tier One Neighborhood Coalition and representing neighborhoods as a member of the task forces. She stated they have several concerns and recommended some changes and requested their changes be considered.

Cosima Colvin, presented pictures of examples so members could have a visual.

### **MOTION**

A motion was made by Member Taylor and seconded by Member Tackett to add “an abutting” in Note 11 to clarify where the additional height restriction is not applicable:

The height limit shall not apply where an abutting property is zoned single-family residential but not used for residential purposes, such as a church, school, park or golf course.

**AYES: Peck, Hanley, Kachtik, Ramos, Gibbons, Neff, Wright, Cox, Tackett, Liesman,  
Taylor, Bell, Whittington, Manna, Reid**

**NAYS: None**

### **MOTION CARRIED**

A motion was made by Member Bell and seconded by Member Reid to amend Table 310-1 and limit the height for RM-4, RM-5 and RM-6 to 35 feet / 2 ½ stories.

**AYES: Bell, Reid, Ramos, Neff, Manna, Kachtik**

**NAYS: Peck, Hanley, Gibbons, Cox, Tackett, Liesman, Taylor, Whittington, Wright**

### **MOTION FAILS**

A motion was made by Member Neff and seconded by Member Wright to approve the addition of the following to Note 11:

Multi-family construction on lots one-third of an acre in size or smaller, and zoned MF-33, MF-25, MF-18 shall be limited to 35 feet and 2 ½ stories where abutting single family residential uses.

**AYES: Peck, Hanley, Kachtik, Ramos, Gibbons, Neff, Wright, Cox, Tackett, Taylor, Bell,  
Whittington, Manna, Reid**

**NAYS: Liesman**

### **MOTION CARRIED**

### **MOTION**

A motion was made by Member Whittington and seconded by Member Hanley to approve the item with the additional amendments:

Note (11) – The maximum height of any portion of a commercial, office or multi-family zoning district located within fifty (50) linear feet of the property line of an established single-family residential use shall be limited to the maximum height of the single-family district. The height limit shall not apply where an abutting property is zoned single-family residential but not used for residential purposes, such as a church, school, park or golf course. The measurement of fifty (50) feet shall occur from the property line of the residential use to the structure in the zoning district subject to this subsection. After fifty (50) feet, height may be increased using setbacks for height increases established and illustrated in 35-517. Multi-family construction on lots one-third of an acre in size or smaller, and zoned MF-33, MF-25, MF-18 shall be limited to 35 feet and 2 ½ stories where abutting single family residential uses.

**AYES: Peck, Hanley, Kachtik, Ramos, Gibbons, Wright, Cox, Tackett, Liesman, Taylor, Bell, Whittington, Manna, Reid, Neff**

**NAYS: None**

**MOTION CARRIED**

4. Discussion and possible action on proposed changes to Chapter 35, the Unified Development Code (UDC), Section 35-801, relating to changes the number of alternate members of the Board of Adjustment from six members to seven members. The PCTAC may discuss and consider changes to other relevant sections of the UDC in their deliberations. (Tony Felts, AICP, Development Services Policy Administrator, (210) 207-0153, [tony.felts@sanantonio.gov](mailto:tony.felts@sanantonio.gov), Development Services Department)

Tony Felts, Policy Administrator, presented item. This item came from discussion from the Governance Committee. He stated the request is simply to change the number of quorum from 6 to 7 members.

**MOTION**

A motion was made by Member Hanley and seconded by Member Ramos to approve item as presented.

**AYES: Peck, Hanley, Kachtik, Ramos, Gibbons, Neff, Wright, Cox, Tackett, Liesman, Taylor, Bell, Whittington, Manna, Reid**

**NAYS: None**

**MOTION CARRIED**

5. Briefing related to the 2020 UDC Amendment Cycle. (Tony Felts, AICP, Development Services Policy Administrator, (210) 207-0153, [tony.felts@sanantonio.gov](mailto:tony.felts@sanantonio.gov), Development Services Department)

Tony Felts, Policy Administrator, briefed members on the 2020 UDC cycle. He stated the Unified Development Code implements City's policies on comprehensive plan and Master Plan and also includes development regulations. UDC Amendments occur every 5 years to strengthen and clarify regulations.

**NO ACTION TAKEN**

6. Discuss and Take Action on Meeting Dates and Times for PCTAC for the 2020 UDC Amendment Cycle. (Tony Felts, AICP, Development Services Policy Administrator, (210) 207-0153, [tony.felts@sanantonio.gov](mailto:tony.felts@sanantonio.gov), Development Services Department)

Tony Felts, Policy Administrator, presented UDC 2020 Calendar. He stated he would prepare a schedule and forward to members to reach a consensus.

**ALL MEMBERS AFFIRMED**

7. Adjournment.

There being no further business, the meeting was adjourned at 11:52 a.m.

APPROVED

George Peck, Chairman

ATTEST:

Tony Felts, Executive Secretary