

**PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE  
MEETING MINUTES  
TUESDAY, NOVEMBER 12, 2019  
2:00 PM  
MUNICIPAL PLAZA ROOM B**

<b>Members Present:</b>	Councilmember Shirley Gonzales, Chair, <i>District 5</i> Councilmember Roberto Treviño, <i>District 1</i> Councilmember Andrew-Sullivan, <i>District 2</i> Councilmember Rebecca Viagran, <i>District 3</i> Councilmember John Courage, <i>District 9</i>
<b>Members Absent:</b>	None
<b>Staff Present:</b>	Lori Houston, <i>Assistant City Manager</i> ; Bridgett White, <i>Director of Planning Department</i> ; Mike Etienne, PhD, <i>Assistant Director of Neighborhood and Housing Services</i> ; Laura Salinas-Martinez, <i>Grants Administrator of Neighborhood and Housing Services</i> ; Denzel Maxwell, <i>Executive Management Assistant</i> ; Brandon T. Smith, <i>Office of the City Clerk</i>
<b>Others Present:</b>	Art Martinez de Vera, <i>Tap Pilam Coalition Nation</i> ; Alexis Reyes, <i>Tap Pilam Coalition Nation</i> ; Ramon Vasquez, <i>American Indians in Texas</i>

**1. Approval of the Minutes for the October 14, 2019 Planning & Community Development Meeting.**

Chairwoman Gonzales noted that the minutes of the October 14, 2019 Planning and Community Development Committee would be provided at the next meeting for approval.

**Briefing and Possible Action**

**Consent Agenda**

- 2. Resolution of No Objection for The NRP Group LLC’s Application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits Program for the Construction of Trader Flats, a 324 Unit Affordable Multi-family Rental Housing Development, located at 8671 SW Loop 410 in Council District 4. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]**
- 3. Resolution of No Objection for Tampico Apartments, LP’s Application to the Texas Department of Housing and Community Affairs Non-Competitive 4% Housing Tax Credits Program for the Construction of Tampico Apartments, a 200 Unit Affordable Multi-family Rental Housing Development, Located at 200 Tampico Street in Council District 5. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]**

Councilmember Andrews-Sullivan moved to approve Consent Agenda Items 2 and 3. Councilmember Courage seconded the motion. The motion carried unanimously.

## Individual Items for Consideration

### 5. Discussion and Possible Action on the Recommendations for the Task force Evaluating a City Council Consideration Request (CCR) to Review City of San Antonio Development Regulations and their Impact on Construction and Development Costs. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Michael Shannon stated that a Council Consideration Request (CCR) was submitted by Councilmember Peláez in 2018 to review the feasibility of an Economic Impact Analysis for each Unified Development Code (UDC) amendment. He noted that the UDC establishes development regulations within the City of San Antonio and was updated annually to:

- Increase efficiency
- Eliminate unnecessary costs
- Reflect changes in law
- Reflect new industry standards

He stated that since 2015, 11 out-of-cycle amendments had been made such as those for:

- Short Term Rentals
- Military Lighting Overlay District Update
- Habitat Compliance Form
- Zoning Sign and Courtesy Notification Changes

Mr. Shannon noted that a task force was created to review the current process, and best practices from other organizations such as the International Code Council (ICC) Committee Action Hearings and the American Planning Association (APA). He stated that key topics discussed by the task force included:

- Affordability
- Complexity level of analysis
- Not limit ability to submit changes

He noted that the task force made the following recommendations:

- Change UDC to require cost impact statement
  - ❖ Justification for each proposed amendment
- Add language to include cost impacts of proposed amendments:
  - ❖ Increase
  - ❖ Decrease
  - ❖ No impact
- Require documentation for cost impacts
  - ❖ Amendments without cost impact statement and documentation are incomplete
- Removal of July 1 date from Section 35-311(b) for clarification

Mr. Shannon stated that the UDC Update Request Application was updated to include a cost impact statement and a cost impact narrative and back-up information. He noted that staff recommends moving forward with the proposed UDC amendments, changes to the UDC application form, and the addition of a cost impact statement before January 1, 2020. He stated that this would ensure that the cost impact was part of the process and would increase transparency and flexibility.

Councilmember Peláez stated that these changes would ensure that the City was sensitive to the costs associated with UDC amendments.

Chairwoman Gonzales asked of the reaction by stakeholders to the proposed changes. Councilmember Peláez stated that the reaction by stakeholders was favorable.

Councilmember Courage requested an updated Table of Costs incurred by developers and builders related to the UDC.

Councilmember Treviño stated that the UDC protects the Public Welfare and expressed support for measuring costs against that.

Councilmember Andrews-Sullivan requested information on tax credits and tax abatements as they relate to the UDC and how it was structured. Mr. Shannon stated that the change would not affect tax credits and tax abatements but would provide information on costs at the beginning of development.

Councilmember Viagran moved to recommend and forward the recommendations of the task force to revise the UDC to require a Cost Impact Statement, add language to include cost impacts of proposed amendments, require documentation for cost impacts, and remove the July 1 date from Section 35-311(b) for clarification to the City Council before January 1, 2020 for consideration. Councilmember Andrews-Sullivan seconded the motion. The motion carried unanimously.

**6. Briefing and Possible Action on proposed Ordinance adopting 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. (Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services Department)**

Michael Shannon stated that in August 2017, Councilmember Treviño submitted a CCR to address the growing need for housing without compromising the integrity of neighborhoods. He noted that multi-family zoning (RM-4 MF-33) was not consistent with adopted land use plans and current patterns of development. He stated that RM-4 and MF-33 allow for construction up to 35 ft. and 45 ft. in height, respectively. He noted that neighborhoods with lots zoned RM-4 and MF-33 were located throughout the inner city due to rezoning approved decades ago and the 2001 UDC conversion. He stated that increased redevelopment has resulted in some incompatible height and lot coverage. He reviewed the parameters for residential mixed districts and stated that a task force was created which included 16 members comprised of the development community and neighborhood associations with RM/MF zoning. He noted that seven meetings of the task force were held from March to September 2019 and resulted in the following recommendations regarding: 1) Height; 2) Front setback; and 3) Street orientation. He reviewed the following current and proposed criteria for height, front setback, and street orientation:

<b>HEIGHT</b>	
<b>CURRENT</b>	<b>PROPOSED</b>
MF-33 = 45 ft. in height Limited restrictions when next to homes (single-family)	Restrict height to the maximum in single-family districts: <ul style="list-style-type: none"> <li>• For commercial, office, or multi-family</li> <li>• Within 50 ft. of established single-family residential use</li> </ul>
<b>FRONT SETBACK</b>	
<b>CURRENT</b>	<b>PROPOSED</b>
MF-33 = no maximum front setback <ul style="list-style-type: none"> <li>• Has maximum front setback = 20 ft.</li> <li>• Creates inconsistency</li> </ul>	Minimum setback same as that of adjacent lot: <ul style="list-style-type: none"> <li>• 1/3 of acres or smaller lots</li> <li>• Zoned MF-33</li> <li>• Abuts single-family use</li> </ul> Setback for single-family residential = 10 ft.
<b>STREET ORIENTATION</b>	
<b>CURRENT</b>	<b>PROPOSED</b>
No street orientation requirement for RM and MF districts <ul style="list-style-type: none"> <li>• For front entry</li> <li>• Creates an “isolated” neighborhood</li> </ul>	Add requirement of front entry oriented to street in RM and MF districts for: <ul style="list-style-type: none"> <li>• Construction of 2-4 units in lots 1/3 acres or less</li> <li>• Provides walkway</li> <li>• Applies to primary structure only</li> </ul>

Mr. Shannon stated that the following topics were discussed but were tabled due to the fact that they were not specific to only RM-4 and MF-33 and may be part of the UDC 2020 process:

- Height measurements
- Percentage of lot coverage
- Attached vs. detached dwellings
- Site plan requirements
- Water management (Low Impact Development requirements)

He noted that the Technical Advisory Committee of the Planning Commission approved the recommendations with two changes:

- Clarifying that for lots less than 1/3 of an acre that 35 ft. in height was the maximum as opposed to a 50 ft. buffer
- Height limitation does not apply to abutting property zoned single-family but not used for residential purposes

Mr. Shannon reviewed the timeline for this item and noted that it would be presented to the City Council on December 5, 2019 for consideration.

Councilmember Treviño requested support from the Committee.

Councilmember Viagran asked if street orientation was a subject of great debate. Mr. Shannon replied that it was.

Councilmember Treviño stated that street orientation dealt with maintaining the character and scale of neighborhoods.

Councilmember Viagran moved to recommend and forward the recommendations regarding height, front setback, and street orientation for compatibility of new development to City Council for consideration. Councilmember Treviño seconded the motion. The motion carried unanimously.

**7. Briefing on the 2020 Unified Development Code (UDC) Amendment Process.** [Roderick Sanchez, *Assistant City Manager*; Michael Shannon, *Director, Development Services*]

Mr. Shannon stated that Chapter 5 (UDC) was adopted in 2001 and implemented the City's policies on:

- Comprehensive Plan
- Master Plan

He noted that the UDC included development regulations for the following:

- Subdivision Platting
- Zoning
- Street and Drainage Design Standards
- Historic Preservation
- Protection of Natural Resources

Mr. Shannon stated that the UDC was updated every five years regarding the following reasons:

- Workability and Administrative Efficiency
- Eliminate Unnecessary Development Costs
- To Reflect Changes in Law and State of the Art Standards in Land Use Planning and Urban Design

He noted that amendments could be initiated by the following:

- City Staff
- Zoning Commission
- Planning Commission
- Board of Adjustment
- Historic Design and Review Commission
- External Parties
- City Council

Mr. Shannon stated that UDC amendments submitted by external parties should fall into one of the following criterias: 1) Edits; 2) Clarification; and 3) Rule Interpretation Determinations (RIDs). He noted that the Planning Commission may choose to sponsor amendments not meeting one of the three criterion. He reviewed the process and timeline and noted that the amendments would be presented to City Council in December 2019 for consideration. He stated that UDC Amendments would be distributed via:

- Surveys
- E-blasts and Social Media
- DSD Academy
- Community Meetings
- Live Streaming
- DSD Website
- Training

Councilmember Courage asked if the cost impact would be included in the amendments. Mr. Shannon replied that it would.

Chairwoman Gonzales asked when the process would begin. Mr. Shannon replied that amendments would be accepted beginning on January 2, 2020.

No action was required for Item 7.

Item 4 was addressed at this time.

**4. Briefing and possible action on the Performing Arts Strategic Plan.** *[Lori Houston, Assistant City Manager; Debbie Racca-Sittre, Director, Department of Arts & Culture]*

Debbie Racca-Sittre stated that the Cul-TU-Art Plan was a coordinated planning document which identified strategies for department focus areas:

- October 2016 – Film
- February 2017 – Centro de Artes
- February 2018 – Arts Funding Guidelines updated
- April 2018 – Public Art
- September 2018 – Music
- September 2019 – Cultural Districts

She reviewed the Performing Arts Strategic Plan Process which included:

- Economic Impact Study (Dr. Steve Nivin)
- Follow-up Survey (Dynata, Inc.)
- Best Practices Research (WHY Group, LLC)
- Community and Stakeholder Work Sessions (Strategy & Leadership, LLC)
- Plan Drafted (Arts and Culture Staff)

Ms. Racca-Sittre stated that according to the survey, Performing Arts had the greatest interest of all genres and cost, timing, and location were identified as barriers for attendance. She noted that seven cities were benchmarked and provided specific support for Performing Arts focused on venue costs. She stated that the goals of the Strategic Plan included:

- Create and promote a strong Performing Arts image
- Develop opportunities for accessible, affordable, and diverse venues
- Engage in Performing Arts collaborations
- Increase and diversify Performing Arts revenues

She noted that the following strategies supported the goals of the Strategic Plan:

- Develop the Performing Arts story
- Build cross-promotion partnerships and opportunities
- Assist Performing Arts with venues
- Develop platforms for dialogue
- Increase Performing Arts presences throughout San Antonio
- Implement new ticket models
- Ingrain Performing Arts in San Antonio community
- Coordinate events
- Ticketmaster proposed to provide \$50,000 annually
- Dedicate 10% of City ticket revenue
- Request other Ticketmaster venues to participate
- Propose City Pilot to donate to the Arts

Ms. Racca-Sittre stated that the 12-month Action Plan included:

- Build venue database and Performing Arts resource list
- Hold marketing workshops and collaborate with Visit San Antonio
- Develop program to assist with venue/back-of-house fees
- Investigate capital improvement funds for Performing Arts organizations owning or holding long-term venue lease

She reviewed the Performing Arts Strategic Plan next steps and noted that the Strategic Plan would be presented to the City Council in January 2020.

Councilmember Viagran asked of the amount of the 10% City ticket revenue and where it would be taken from. Ms. Racca-Sittre replied that these revenues would be taken from the Convention Center and the Alamodome Budgets. Lori Houston stated that the amount of the revenue would be approximately \$200,000.

Councilmember Treviño expressed support for more than 10% of City ticket revenue going to the Performing Arts.

Councilmember Andrews-Sullivan requested a breakdown of venues by Council District.

Councilmember Courage asked if staff could explore requesting Ticketmaster to provide matching funds for donations to the Arts.

Chairwoman Gonzales requested a list of city-owned facilities. She spoke of the need for City facility upgrades.

No action was required for Item 4.

### **Future Agenda Items**

Lori Houston stated that future agenda items would include three 4% tax credits, Resolutions of No Objection, and affordable housing items. Councilmember Viagran requested a discussion of the potential development of an Event Management Group. Councilmember Andrews-Sullivan stated that her office would sponsor a Contractor's Open House on November 14, 2019 from 2:00 pm – 4:00 pm at the Claude Black Center.

### **Public Comment**

There were no Individuals registered to speak.

### **Adjourn**

There being no further discussion, the meeting was adjourned at 11:56 am

*Respectfully Submitted,*



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**Denice F. Trevino**  
**Office of the City Clerk**



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**Shirley Gonzales, Chairperson**