

City of San Antonio



MINUTES

Planning Commission

Development and Business Services

Center

1901 South Alamo

Monday, October 14, 2024

9:00 AM

1901 South Alamo

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

Livestream: www.sanantonio.gov/DSD/Boards/MeetingVideos

Telephone Access: 210 206 5483

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.

1:00 AM – Call to Order

Roll Call:

Present: George Peck, Anamari Milam, Robert Sipes, Kimberly Bragman, Colleen Waguespack, Michael Elder, Ashley Farrimond, Michael Moore, Cara Tackett, Armando Niebla, Matthew Matney, Michael Taylor, Robert Hanley, Luke Robinson, Dominic Dominguez, Phil Pearce, Christopher Fullerton, Erik Estrada, Phillip Manna, Bianca Maldonado, Crystal Meyer, Mike Anderson, Yamini Karandikar, Jaye Howell

Absent: Bryan Lopez, Samer Dessouky, Marco Barros, Maria Cruz, Allison Cohen, Ryan Plagens, Marco Hinojosa, Brittany Dale, Bill White, Ken Brown

City Staff: J.R. Eichelberger, Rachel Parish, Monique Kormann, Matthew Morton, Kristie Flores, Audrey Zamora, Sara Wamsley, Valerie Huerta- Rodriguez

Worldwide Interpretation presented their services.

Public Comment

Voicemails:

Lyllian Rangel, spoke in opposition.

Aloys Notzon, spoke in favor.

Robert Brown, spoke in favor.

Susan Nichol, spoke on favor.
Cynthia Fox, spoke in favor.
Kenneth Barret, spoke in opposition.
Nicholas Johnson, spoke in favor.
Emily Prada, spoke in opposition.
Maurico Sanchez, spoke in opposition.
Susan & Allen Conrad, spoke in favor.
James Martinez, spoke in opposition.
Dawn Baamonde, spoke in opposition.
Maria Torres, spoke in opposition.
Norm Taylor, spoke in opposition.
Elizabeth Kropp, spoke in opposition.
James Kropp, spoke in opposition.
Damien Pena, spoke in opposition.
Beatrice Moreno, spoke in favor.
Jennifer Eaton, spoke in favor.
Fredricka Kuschner, spoke in favor.
Paul Kinnison, spoke in favor.
Karen King, spoke in opposition.
Carl Teague, spoke in favor.
Laura Baucen, spoke in favor.
Robert Esterl, spoke in favor.
Sheree Brooks, spoke in favor.
Teresa Pena, spoke in opposition.
Julia Bryant, spoke in favor.
Johnny Newman, spoke in favor.
Erin Zayko, spoke in favor.
Charles Clemons, spoke in favor.
Bonnie Connor, spoke in favor.
Ann Newman, spoke in favor.
Michael Neie, spoke in favor.
Gretchen Rose, spoke in favor.
Ted Guerra, spoke in favor.
Donald Mathis, spoke in opposition.
Virginia Covarrubias, spoke in opposition.
Jennifer Von Durckheim, spoke in favor.
Jean Brady, spoke in favor.
Randy Osherow, spoke in favor.
Cecilia Osherow, spoke in favor.
Peter Hugill, spoke in favor.
Trudy Kinnison, spoke in favor.
Judith Warren, spoke in favor.
Edmund Ledwig, spoke in opposition.
George Nelson, spoke in favor.
Mary Ann Ledwig, spoke in opposition.

TAC Member Ashley Farrimond left meeting at 2:15 pm

Roger Chiodo, spoke in opposition.
Steve Versteeg, spoke in favor.
Lynn Boyd, spoke in favor.
Cosima Colvin, spoke in favor.
Peter Lund, spoke in opposition.
Scott Schendel, spoke in favor.
Mia Cole, spoke in favor.
Ross Laughead, spoke in favor.
Michael Conrad, spoke in opposition.
Lucy Wilson, spoke in favor.
Irma Hoffman, spoke in favor.
John Doski, spoke in opposition.
Debra Meyers, spoke in favor.
Rebecca Simmons, spoke in favor.
Cynthia Walker, spoke in favor.
Jeff Hunt, spoke in favor.

TAC Member Yamini Karandikar arrived at 2:42 pm

Cheryl Dozier, spoke in favor.
Sanda Bailey, spoke in opposition.
Pam Saldana, spoke in opposition.
Melissa Stendahl, spoke in favor.

In Person:

Leith Negley, spoke in favor.
Al Zgardowski, spoke in favor.
Victoria German, spoke in favor.
Kelly Walls, spoke in opposition.
Drea Garza, spoke in favor.
Tom Archer, spoke in favor.
Richard Negley, spoke in favor.
Cecilia Osherow, spoke in opposition.
Cynthia Spielman, spoke in favor.
Jill Torbert, spoke in favor.
Lecticia Sanchez, spoke in favor.
Evangelina Villanueva, (Interpretation Services) spoke in opposition.
Tony Garcia, spoke in favor.
Maria Guadalupe Johnson Cavazos, spoke in opposition.
Graciela Sanchez, spoke in opposition.
Jeannette Rico, spoke in opposition.
Toni Marie Van Buren, spoke in favor.
Ann Van Pelt, spoke in favor.
Mary Johnson, spoke in opposition.
Jack Finger, spoke in opposition.
Luisana Santibanez, spoke in opposition.
Joey Pawlik, spoke in opposition.
William Long, spoke in favor.

New Business**Item #2**

Briefing and Action on the proposed amendments to Chapter 35, Unified Development Code, Section 35-342 “TOD” Transit-oriented Development District, Section 35-510 Buffers, Section 35-515 Lot Layout Regulations, Appendix A Definitions and City Code Chapter 28-70 Specific Urban Corridor – UC-6, San Pedro Urban Corridor District.

Catherine Hernandez, Director of Transportation Department, presented the Transit-Oriented Development (TOD). The Transit-Oriented Policy promotes housing affordability and multimodal transportation, by integrating economic development, resilience, health, and quality of life, creating a comprehensive and equitable approach to development along transit corridor. The Framework consolidates key principles of Transit-Oriented Development (TOD), which is a single development with transit access, and Transit-Oriented Communities (TOC), which is a neighborhood where all essentials to live, work and play, are at your doorstep or a transit ride away, while also drawing from best practices in transit corridor development nationwide. The recommendations produced by the groups under the direction of the Housing Commission will aid in advancing housing availability and affordability along rapid transit corridors in San Antonio. The update to the “TOD” Zoning District is part of the work of the Policy Framework. The proposed amendments are recommendations from staff and the Taskforce that consists of 26 members representing the San Antonio community. Representation includes city registered Neighborhood Associations along the Green and Silver lines including District representation from Districts 1, 2, 3, 5, 7, and 10, and residents representing organizations that are experts in the transportation, development and housing industries. The current “TOD” zoning district is a Special Zoning District that is a base zoning district. “TOD” zoning is currently allowed anywhere within ½ mile of a bus stop. The proposed revisions incorporate protections for existing residential neighborhoods and allow for opportunities for TOD development in Regional Center Areas with proposed boundary lines, consistent with our SA Tomorrow Plans. The process to update the code provides a better tool in our development toolkit for a property owner to choose from along our ART corridors. The process to update this code does not rezone any properties. The code amendments include creation of three (3) categories of “TOD” zoning districts that create levels of density of intensity of uses. A mixed-use district that includes a mix of residential and non-residential uses allowing for walkability. A hybrid-industrial district that supports employment near corridors while transitioning to a more mixed-use environment. And a residential only district that allows density and serves as a transition from the mixed use and hybrid industrial districts. The updated standards that protect residential neighborhoods from incompatible development. These standards include height restrictions abutting single family homes, and setbacks when abutting single family homes. The updated standards that include unique characteristics to create pedestrian environments such as outdoor pedestrian space requirements, transparency requirements such as windows to minimize blank wall widths, and minimum distance requirements for pedestrian access along the corridor. A narrowed approach to eligibility of properties. Currently, the “TOD” zoning district is allowed anywhere within ½ mile of a bus stop. The process to allow its eligibility is proposed to be VIA Board designates corridors as an Advanced Rapid Transit “ART” Corridor through Board action. A stakeholder participation process is required to develop a map that illustrates the boundaries eligible for “TOD” zoning applications. The stakeholder participation process involves key stakeholders such as residents and businesses and others to be part of that process to create the maps. The UDC is updated to reflect the new corridor and the maps are adopted by ordinance. Exclusions that prevent encroachment into the middle of an established residential block face, as well as prohibitive language that does not allow single family zoned, single family used residential properties less than or equal to ½ acre to rezone to “TOD”, thereby protecting

established single-family neighborhoods in our urban core. Protections for neighborhoods with overlay districts such as Historic Districts and Neighborhood Conservation Districts, by requiring properties zoned “TOD” to comply with design standards for these overlay districts. Reduction in minimum parking requirements. The proposed amendments recommend a 50% reduction for the residential only district and no minimum parking requirements for the mixed use and hybrid-industrial districts, as these districts are intended to be applied to advanced rapid transit corridors only. Lastly, a recommended change to City Code Chapter 28 is recommended to remove a conflict related to a minimum front setback requirement, as the updated “TOD” code does not recommend a minimum front setback along the corridor.

1st MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Manna to recommend sending TOD item to sub-committee for further discussion.

TAC Member Cara Tackett left meeting at 4:41 pm

TAC Member Collen Wagespack left meeting at 5:00 pm

TAC Member Michael Elder left meeting at 5:07 pm

Committee Member Maldonado withdrew motion.

2nd MOTION

Committee Member Maldonado motioned “TOD” Districts shall not be applied to property zoned single-family residential with a single-family residential use of 4 units or less within CRAG (Community Revitalization Action Group). Motion was seconded by Committee Member Manna.

AYES: Maldonado, Manna, Milam, Sipes, Moore, Hanley, Robinson, Dominguez, Pearce, Fullerton, Estrada, Anderson

NAYS: Bragman, Niebla, Taylor, Meyer, Howell, Peck, Karandiker, Matney

MOTION PASSES

TAC Member Dominic Dominguez left meeting at 5:20 pm

TAC Member Matthew Matney left meeting at 5:23 pm

TAC Member Armando Niebla left meeting at 5:24 pm

A motion was made by Committee Member Hanley to accept the Taskforce recommendation of “TOD” as submitted by City staff and to include modifications previously voted on. Motion was seconded by Committee Member Karandiker.

TAC Member Luke Robinson left meeting at 5:30 pm

TAC Member Michael Anderson left meeting at 5:30 pm

TAC Member Kimberly Bragman left meeting at 5:33 pm

AYES: Hanley, Karandiker, Milam, Moore, Taylor, Pearce, Meyer, Howell, White, Peck

NAYS: Sipes, Fullerton, Estrada, Manna, Maldonado

MOTION PASSES

A motion was made by Committee Member Maldonado that as “TOD” is implemented the appropriate City Department as defined in the Unified Development Code evaluate a residential parking permit and be initiated by the city. Motion was seconded by Committee Member Fullerton.

AYES: Maldonado, Fullerton, Milam, Sipes, Moore, Taylor, Hanley, Estrada, Manna, Meyer, Karandiker, Howell, White, Peck

NAYS: None

MOTION PASSES**TAC Member Michael Taylor left meeting at 5:45 pm**

Committee went into recess at 5:45 pm and returned at 5:50 pm.

Item #1

Briefing and Action on the Bike Network Plan (BNP), a component of the City’s Master Plan, (Catherine Hernandez, Director of Transportation Department)

Harley Hubbard, Assist to Director, Project Manager, presented Bike Network Plan, a component of the City’s Master Plan. The development of the plan includes elements such as Community Engagement, Recommended Network, Prioritization, Typologies and Policy Action Report. The goal of their 1st Phase of Public Engagement was to gauge residents and visitors, both bike riders and non-bike riders, level of bike safety, their current issues regarding our current bike system, and what they want to see from the BNP. To gain the observations of residents, we conducted and collected almost 1,700 surveys. To help disseminate our survey, we attended fifteen (15) public events throughout all ten (10) of our council districts. Included in these public events was our 1st “Let’s Ride” biking engagement event, which occurred at two (2) trailheads along the Salado Creek Greenway, Voelker Homestead and Walker Ranch. We also hosted our 1st meeting with each of our stakeholder groups: Health Impact Assessment Working Group (HIA), Internal Advisory Committee (IAC), Mobility Working Group (MWG) and Technical Advisory Committee (TAC). By the completion of the efforts during this phase, we were able to establish our existing conditions, goals, and visions for the BNP. Lastly, we made our BNP-dedicated website available to the public. This website includes our mission, highlights our press releases, informs visitors of upcoming events, allows users to submit an event for us to participate in, allows visitors to research our outreach results, and illustrates, in great detail, San Antonio’s existing bike facilities (sabikenetwork.com). The 2nd phase of Public Engagement, the BNP pivoted to ask our residents and visitors their perceived opportunities for the improvement of our bike network. This included educating our residents and visitors on the different types of bike facilities that could be used on our system and observing how, when, and why they would travel by bike. During this phase, we conducted and compiled over 1,100 survey responses from our residents and visitors at eleven (11) public events in all ten (10) of our council districts. This would include our 2nd “Let’s Ride” biking engagement

event, this time at two (2) Leon Creek trailheads, Cathedral Rock and O.P. Schnabel. We also hosted our 2nd HIA, IAC, MWG, and TAC meetings during this phase. We used these survey responses, and feedback from our various committees and working groups, to help form our Existing Conditions Report and Health Impact Assessment, which was drafted through early-2024. Lastly, our 3rd and final phase of Public Engagement, the goal of Phase 3 was to educate the public on bike infrastructure typologies, display the recommended bike network, and introduce a phased approach to build the network. We also wanted to identify the criteria needed to rank alternative routes, which would ensure that the Final BNP would satisfy our communities' needs. The 3rd and final survey on April 7th at Siclovvia, where we also revealed the recommended bike network. Citizens were able to select what type of cycling infrastructure they would like to see added to parts of the network and if protective barriers should be included on their selected route, as well as recommend alternative routes or routes that should be removed. The survey was closed on July 30th, signaling the end of our community engagement for Phase 3 and the BNP in totality. We received 919 survey responses, which mentioned 483 roads that encompass our city's, and surrounding areas, road network(s). These responses were used to finalize the recommended network, by adding recommended facility type to the map, tuning the BNP into its final form. During this last phase of engagement, we were also selected by the Federal Highway Administration (FHWA) to be recipients for the Safe Streets & Roads for All (SS4A) Demonstration & Implementation Grant. This grant helps establish quick build program, Quick Builds for Safe Communities. In September 2024, we presented our latest findings to our HIA Working Group, IAC, MWG, and TAC. The next steps include a briefing and action from Planning Commission in November and December with Council consideration in January 2025.

Public Comment

Joey Pawlik, staff read letter of support into the record.

MOTION PASSES

A motion was made by Committee Member Hanley for approval of staff's recommendation for the Bike Network Plan. Motion was seconded by Committee Member Milam.

AYES: Hanley, Milam, Sipes, Pearce, Fullerton, Estrada, Manna, Maldonado, Meyer, Karandiker, Howell, White, Peck

NAYS: None

MOTION PASSES

Old Business

Item #3

Approval of minutes for May 13, 2024 meeting.

A motion was made by Committee Member Maldonado and seconded by Committee Member Fullerton for approval as presented.

A verbal vote was taken, and all voted in affirmative.

ADJOURNMENT.

There being no further business the meeting was adjourned at 6:18 pm.

APPROVED

George Peck, Chairman

ATTEST:

Monique Kormann, Executive Secretary