

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Monday, February 14, 2022

12:30 PM

1901 South 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.

To watch and listen to this meeting, visit www.sanantonio.gov/DSD/Boards/MeetingVideos. To listen to audio only, call 210 206 LIVE (5483).

Public Comment

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Planning Commission Technical Advisory Committee meetings and state law. Public comment may also be provided as follows:

1. Submit written comments by email to udcamendments@sanantonio.gov or drop off written comments at 1901 S Alamo by Monday, February 14th by 8am. Please include your full name, home or work address, agenda item number. Written comments will be part of the official written record only.
2. Leave a voice message of a maximum of two minutes by dialing 210206(PLNG)7564. Your message will be played during the meeting. Please include your full name, home or work address and agenda item number.

*Note: Written comments and voicemails must be received by Monday, February 14th at 8am to give time for translation.

12:30 PM Call to order

Roll Call

Present: George Peck, Julia Carrillo Haynes, Robert Sipes, Seth Teel, Allison Cohen, Susan Wright, Ashley Farrimond, Cara Tackett, Bob Liesman, Ryan Plagens, Ken Brown, Robert Hanley, Dominic Dominguez, Robert Tapia, Erik Estrada, Phillip Manna, Deborah Reid, Alex Ramirez, Jesse Vasquez, Bianca Maldonado, Michael Moore, Joe Nix

Absent: Michael Garcia, Christopher Fullerton, Jody Sherrill

City Staff: Melissa Ramirez, Logan Sparrow, Monique Mercado, Lauren Chavez, Valerie Huerta- Rodriguez, Riley Boesiger, Susan Guinn, Joseph Harney, Tom Filopoulos, Catherine Hernandez

Public Comment – 3 voice mails were received.

Steve, expressing opposition on item number 7. He stated this item is recreating zoning districts rather than land use categories and is a wide range of uses. He also expressed concerns with parking requirements as he feels are not neighborhood friendly.

Steve, expressing opposition on item number 8. He stated urban neighborhoods seem to be stressed with “IDZ” uses. He stated “IDZ” seems to be widely used and appropriate in Mixed Uses

Steve, expressing opposition on item number 9. He feels this proposed amendment would negatively impact the neighborhoods.

Old Business

- 1 Approval of minutes from the February 8, 2022 meeting.

MOTION

A motion was made by Committee Member Brown and seconded by Committee Member Hanley to approve as presented.

AYES: Peck, Carrillo Haynes, Sipes, Teel, Cohen, Wright, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Reid, Ramirez, Vasquez, Maldonado

NAYS: None

MOTION CARRIED

New Business

- 2 Discussion and possible action on UDC amendment item 18-8, affecting section 35-105(b)(9): Consistency with Master Plan. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Doug Melnick, Office of Sustainability, presented item. The purpose of this request is to include language in the UDC memorializing the SA Climate Ready Plan that was adopted by City Council in 2019. The objective of this plan is to ensure various components are being addressed of the climate challenge.

MOTION

A motion was made by Committee Member Tackett and seconded by Committee Member Wright to approve as amended:

SA Climate Ready Plan. Adopted October 17, 2019 by Ordinance No. 2019-10-17-0840. San Antonio Climate Ready is San Antonio's Climate Action and Adaptation Plan to meet the present and future challenges of climate change. On June 22, 2017, the San Antonio City Council passed a Resolution No. 2017-06-22-0031R in support of the Paris Climate Agreement's goals to keep global climate change to no more than 1.5°C by the end of the century and to adapt to climate impacts with a focus on vulnerable populations. These impacts include, but are not limited to, increased temperatures, increased potential for extreme cold events, increased drought, and more severe flooding and storms, and the resulting health, infrastructure and economic impacts. City Council directed City Staff to develop a plan to meet the objectives of this agreement. The SA Climate Ready Climate Action and Adaptation Plan (CAAP) will be updated to ensure that the targets and strategies align with the best science available from organizations such as the Intergovernmental Panel on Climate Change (IPCC). As climate change does not impact all communities the same way, the CAAP prioritizes climate equity to ensure that frontline communities, those communities who will experience climate impacts first and with the most severity, and includes BIPOC (Black, Indigenous, People of Color), low income, the elderly, children, and the disabled are at the center of implementation.

AYES: Peck, Carrillo Haynes, Sipes, Teel, Cohen, Wright, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Ramirez, Vasquez, Maldonado

NAYS: None

ABSTAIN: Reid

MOTION CARRIED

- 3 Discussion and possible action on item UDC amendment item 22-1, affecting section 35-105(b)(9): Consistency with Master Plan. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Micah Diaz, Planning Coordinator, Planning and Community Development, stated the proposed amendment is to add the SA Tomorrow Comprehensive Plan, Sustainability Plan and Multimodal Transportation Plan to the list of Plans that were adopted as components of the City's Masterplan.

- (b) Any neighborhood, community, ~~or~~ perimeter, sector, or sub-area plan adopted pursuant to section 35-420 of this chapter.

- (9) SA Tomorrow Comprehensive Plan, Multimodal Transportation Plan, and Sustainability Plan. The SA Tomorrow plans were adopted by Ordinance No. 2016-08-11-0590 by the city council on August 11, 2016. The SA Tomorrow Plans develop a long-range plan for development of the City.

MOTION

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

AYES: Peck, Carrillo Haynes, Sipes, Teel, Cohen, Wright, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Ramirez, Vasquez, Maldonado

NAYS: None

MOTION CARRIED

- 4 Discussion and possible action on UDC amendment item 22-2, affecting section 35-204(c)(2): Commercial Center. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Micah Diaz, Planning Coordinator, Planning and Community Development, stated many of the Planning Departments amendments are directly related to the adoption of the SA Tomorrow Comprehensive Plan which did include an update to the City's Comprehensive Planning Program that was previously adopted in 2009. She stated they are proposing amendments to Section 35-420 to update and reflect the current Planning Program as well as to update the list of adopted Plans that carry consistency requirements for zoning cases. Also, change from the previous neighborhood level planning program to the current sub area plan process. She stated the new planning process is intended to create a consistent future land use for the entire city.

- (2) Notwithstanding the provisions of Table 204-1, a commercial center may not be established as a matter of right at a location permitted in Table 204-1 which is outside of an area designated for commercial uses in a neighborhood, community, perimeter, sector, or sub-area plan. A commercial center in such areas may be established upon the approval of a specific use permit.

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Reid to approve as presented.

AYES: Peck, Carrillo Haynes, Sipes, Teel, Cohen, Wright, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Reid, Ramirez, Vasquez, Maldonado

NAYS: None

MOTION CARRIED

- 5 Discussion and possible action on UDC amendment item 27-42, affecting section 35-210(g): Low Impact Development and Natural Channel Design Protocol (LID/NCDP). (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Nefi Garza, Assistant Director, Public Works, briefly clarified low impact development. He stated this is simply a method in which storm water runoff is managed in a manner to provide better water quality.

Sabrina Santiago, Capital Programs Manager, Public Works, stated the purpose of this request is simply to place this amendment in code as it is currently being exercised today. She stated when one implements LID (Low Impact Development) on their property, they would get a maximum of 30% reduction on their storm water utility fee. She stated the Natural Channel Design Protocol is simply to codify language.

MOTION

A motion was made by Committee Member Tapia and seconded by Committee Member Maldonado to approve with amends as discussed.

AYES: Peck, Carrillo Haynes, Sipes, Teel, Cohen, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Reid, Ramirez, Vasquez, Maldonado

NAYS: None

MOTION CARRIED

Committee Member Maldonado requested Item 5 and Item 19 not be considered at this time as these items are referring to 5 new zoning districts that have not been presented or discussed prior to these amendments. Committee Member Tackett agreed of this request.

Chair Peck stated both Item 5 and Item 19 be moved and considered later on the agenda.

- 6 Discussion and possible action on UDC amendment item 5-35, affecting section 35-310.01(c): Zoning-Generally. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated this amendment is being brought forward as a result of a process where the residential mixed districts and the multi-family districts were updated and adopted amendments.

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Reid to approve as presented

Committee Member Maldonado amended motion to approve with a land size restriction.

Committee Member Maldonado withdrew her motion and Committee Member Reid withdrew her second.

Motion was withdrawn for further discussion.

Catherine Hernandez asked item to be pulled for rewriting.

Chair Peck stated this item has been tabled until the end of the agenda.

- 7 Discussion and possible action on UDC amendment item 22-4, affecting section 35-310.20: "NMU" Neighborhood Mixed-Use District. (Logan Sparrow, Policy Administrator, 210-207- 8691, UDCamendments@sanantonio.gov, Development Services Department).

Micah Diaz, Planning Coordinator, Planning and Community Development, presented items 7 thru 11 as they are related to each other. Planning Department is proposing 5 new mixed zoning districts that correspond to Mixed Use Comprehensive Plan Use categories that were adopted in October 2018. These categories are being used in the SA Tomorrow Sub Area Plans.

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Brown for denial for the following amendments:

- UDC amendment item 22-4, affecting section 35-310.20: "NMU" Neighborhood Mixed-Use District.
- UDC amendment item 22-5, affecting section 35-310.21: "UMU" Urban Mixed-Use District.
- UDC amendment item 22-6, affecting section 35-310.22: "RMU" Regional Mixed-Use District.
- UDC amendment item 22-7, affecting section 35-310.23: "EFMU" Employment/Flex Mixed-Use District.
- UDC amendment item 22-8, affecting section 35-310.24: "BIMU" Business/Innovation Mixed-Use District.
- UDC amendment item 22-3, affecting section 35-310.01(b):Zoning-Generally.
- UDC amendment item 22-9, affecting section 35-321(a):Conditional Zoning Districts.

AYES: Peck, Carrillo Haynes, Sipes, Teel, Cohen, Wright, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Reid, Ramirez, Vasquez, Maldonado

NAYS: None

MOTION CARRIED

- 8 Discussion and possible action on UDC amendment item 9-3, affecting section 35-311(b)(2): Use Regulations. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated this amendment is simply clarification. This amendment is to change from the word "general" to "professional".

Uses Preempted by State Statute. Notwithstanding any provision of this section to the contrary, uses which are required to be permitted in any zoning district by state statute may be permitted in accordance with state law whether or not the use is included in the Use Matrix.

Example: NAICS 5413 (Architectural Engineering, and Related Services) is coded under "Office, Professional ~~General~~." Assume that the Use Matrix sets out a classification for "Laboratories, Testing," which is NAICS 54138 (a subheading of 5413). The latter 5-digit number is more specific than the 4-digit code. Accordingly, testing laboratories are not included within the same classification as general offices. However, if testing laboratories had not been separately listed, they would be permitted in all districts where general offices are permitted.

MOTION

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

AYES: Peck, Carrillo Haynes, Sipes, Teel, Cohen, Wright, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Reid, Ramirez, Vasquez, Maldonado

NAYS: None

MOTION CARRIED

- 9 Discussion and possible action on UDC amendment item 5-55, affecting section 35-311-2: Nonresidential Use Matrix. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Policy Administrator, stated amendment is a result of a Rule Interpretation decision issued by the Director of Development Services Department in 2020 in response to the City Initiative regarding Public Restrooms.

Catherine Hernandez, Development Services Department, stated the asterisk can be removed to avoid further confusion.

TABLE 311-2 NONRESIDENTIAL USE MATRIX												
	PERMITTED USE	O-1 & O- 1.5	O-2*	N C	C-1	C-2	C-3	D	L	I-1	I-2	ERZD
<u>Service</u>	<u>Stand-alone Personal Hygiene Facilities (Permanent)</u> <u>This entry is for primary use for the property only.</u> <u>100-foot separation from any single-family residential structure required.</u>						P	P	P	P	P	P

Chair Peck stated the following be amended as follows:

(i) **Stand-alone Personal Hygiene Facilities (Temporary).** Temporary Stand-alone Personal Hygiene Facilities are Facilities for personal hygiene such as public showers or public restrooms which are independent of any other use and constitute the primary use of the property. These facilities are usually temporarily attached to utility services, and are designed to be easily detached from utility services, are relocated. The director may permit temporary Stand-alone Personal Hygiene Facilities in any zoning district provided that these facilities have a 100-foot separation distance requirement from Single-Family Structures as measured from structure to structure.

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Estrada for approval as amended.

AYES: Peck, Carrillo Haynes, Sipes, Teel, Cohen, Wright, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Reid, Ramirez, Vasquez, Maldonado

NAYS: None

MOTION CARRIED

- 10 Discussion and possible action on UDC amendment item 10-1, affecting section 35-311-1:Residential Use Matrix. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated since 1965 the use matrix in the code has always had the LBSC Functions and LBSC Structures as a reference point. She stated the American Planning Association has the systems in which they classify uses based on the categories. This allows to classify a uses that do not exist on the unified development code.

TABLE 311-1 RESIDENTIAL USE MATRIX																					
PERMITT ED USE	R P	R E	R - 2 0	N P- 1 5	N P- 1 0	N P- 8	R - 6	R - 6	R - 5	R - 5	R - 4	R - 4	R - 3, R - 2, R - 1	M F- 1 8	M F- 2 5	M F- 3 3	M F- 4 0	M F- 5 0 & M F- 6 5	ER ZD	LBCS FUNC TION	LCBS STRUC TURE
Assisted Living Facility, Boarding Home Facility or Communi ty Home with six (6) or fewer residents		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4230	

MOTION

A motion was made by Committee Member Brown and seconded by Committee Member Tackett for approval as presented.

AYES: Peck, Carrillo Haynes, Sipes, Cohen, Wright, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Reid, Ramirez, Vasquez, Maldonado

NAYS: None

MOTION CARRIED

- 11 Discussion and possible action on UDC amendment item 5-30, affecting section 35-311-1: Residential Use Matrix & 35-311-2: Nonresidential Use Matrix. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated public libraries are not codified in our code today. This proposed amendment is to simply acknowledge libraries in our code.

MOTION

A motion was made by Committee Member Carrillo Haynes and seconded by Committee Member Wright for approval amended to be allowed in all districts including ERZD.

TABLE 311-1 RESIDENTIAL USE MATRIX																		
PERMITTED USE	RP	RE	R- 20	NP -15	NP -10	NP -8	R- 6	RM- 6	R- 5	RM- 5	R- 4	RM- 4	R-3, R-2, R-1	MF -18	MF -25	MF -33	MF -40	MF -50 & MF -65
Library (Public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1		ERZD	(LBCS Function)
Government	Library (Public)	P	P	P	P	P	P	P	P	P		P	

AYES: Peck, Carrillo Haynes, Sipes, Teel, Cohen, Wright, Farrimond, Tackett, Liesman, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Reid, Ramirez, Vasquez, Maldonado

NAYS: None

MOTION CARRIED

- 12 Discussion and possible action on UDC amendment item 10-3, affecting section 35-311-2: Nonresidential Use Matrix. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated this item was sponsored by the Zoning Commission. This amendment requires an “S” (Specific Use Authorization) when a gas station is proposed to be within a “C-2” District.

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Retail	Convenience Store (With Gasoline)					SP	P	S	P	P	P	NA	2152

MOTION

A motion was made by Committee Member Brown and seconded by Committee Member Hanley for approval with up to 1 acre in size.

Committee Member Brown amended his motion to denial and was seconded by Committee Member Hanley.

AYES: Peck, Carrillo Haynes, Teel, Cohen, Wright, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Tapia, Ramirez

NAYS: Sipes, Dominguez, Estrada, Manna, Reid, Vasquez, Maldonado

MOTION CARRIED

- 13 Discussion and possible action on UDC amendment item 5-31, affecting section 35-311-2: Nonresidential Use Matrix. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated this amendment is simply to incorporate Hookah Lounges into the use matrix. Prior to this proposed amendment, Hookah Lounges were classified as Tobacco Stores.

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Retail	Tobacco Store - Retail / Hookah Lounge or Smoking Room		P	P	P	P	P	P				P	2143

MOTION

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

AYES: Peck, Carrillo Haynes, Sipes, Teel, Wright, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Reid, Ramirez, Vasquez, Maldonado

NAYS: None

MOTION CARRIED

- 14 Discussion and possible action on UDC amendment item 5-39, affecting section 35-311-2: Nonresidential Use Matrix. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Policy Administrator, stated this amendment was a result of a Rule Interpretation decision issued in 2018. This is simply clarifying Dairy Products Wholesale Grocery Wholesale be authorized by “S” (Special Use Exception) as below:

TABLE 311-2 NONRESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1 & O-1.5	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Wholesale	Dairy Products – Wholesale								<u>S</u>	P	<u>P</u>	P	3520
Wholesale	Fruit And Produce – Wholesale								S	P	<u>P</u>	P	3520
Wholesale	Grocery – Wholesale								<u>S</u>	P	P	P	3520

MOTION

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

AYES: Peck, Carrillo Haynes, Sipes, Teel, Wright, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Reid, Ramirez, Vasquez, Maldonado

NAYS: None

ABSTAIN: Cohen

MOTION CARRIED

- 15 Discussion and possible action on UDC amendment item 22-10, affecting section 35-335(c): "NCD" Neighborhood Conservation District. (Logan Sparrow, Policy Administrator, 210-207- 8691, UDCamendments@sanantonio.gov, Development Services Department).

Micah Diaz, Planning Coordinator, Planning and Community Development, stated this initially started as an update to the plan type references related to the Comprehensive Planning Program that ultimately resulted in correction rather than update. It also included updating the administrative department for neighborhood conservation districts from the Planning Department to Development Services Department.

- (c) **Zoning Authority.** Separate ordinances are required to designate each "NCD" neighborhood conservation district. Ordinances designating each district shall identify the designated boundaries, applicable designation criteria and design standards for that district, and be consistent with any existing neighborhood and/or community plans. Adopted neighborhood conservation district plans referenced herein by their title, ~~and~~ date of adoption, ~~and adopting ordinance~~ are:

- A. South Presa/South St. Mary's Sts. "NCD-1," November 14, 2002, [Ordinance # 96732](#).
- B. Alta Vista "NCD-2," May 8, 2003, [Ordinance # 97590](#).
- C. Ingram Hills "NCD-3," September 9, 2004, [Ordinance # 99689](#).
- D. Whispering Oaks "NCD-4," February 24, 2005, [Ordinance # 100480](#).
- E. Beacon Hill Area "NCD-5," December 15, 2005, [Ordinance # 101890](#), Amended and Restated June 22, 2017, [Ordinance # 2017-06-22-0497](#).
- F. ~~Mahocke~~ Park "NCD-6," January 17, 2008, [Ordinance 2008-01-17-0050](#).
- G. Jefferson "NCD-7," ~~April~~ ~~August~~ 16, 2009, [Ordinance # 2009-04-16-0308](#).
- H. Woodlawn Lake Area "NCD-8," November 18, 2010, [Ordinance # 2010-11-18-1006](#).
- I. ~~Westfort~~ Alliance "NCD-9," October ~~20-6~~, 2011, [Ordinance # 2011-10-20-0881](#).
- J. Monte Vista Terrace "NCD-10," May ~~6-16~~, 2021, [Ordinance # 2021-05-06-0309](#).

(d) **Initiation Procedures.**

- (1) A zoning change application for designation as a neighborhood conservation district shall be initiated at the direction of the:
 - A. A request of owners representing fifty-one (51) percent of the land area within the proposed district, or
 - B. Request of fifty-one (51) percent of property owners within the proposed district, or
 - C. [Development services-Planning-and-community-development](#) director, pursuant to a neighborhood, ~~or~~ community, ~~perimeter sector or sub-area~~ plan adopted by city council, or city or community revitalization program.
- (2) Following initiation for designation of a neighborhood conservation district, the [development services](#) department ~~of planning and community development~~ shall develop a neighborhood conservation plan for the proposed district that follows subsection 35-335(b)(3) and includes:

(f) **Neighborhood Ordinance Administration.**

- ~~(1) No building permit shall be issued by development services for new construction or an alteration or addition to the street facade of an existing building or structure within a designated neighborhood conservation district without the submission and approval of design plans and the issuance of a certificate of compliance by [development services-planning-and-community development](#) director.~~
- ~~(2) The director of planning and community development shall forward a copy of a building permit application to the director of development services for review and comment.~~

MOTION

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

AYES: Peck, Carrillo Haynes, Sipes, Teel, Cohen, Wright, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Dominguez, Tapia, Estrada, Manna, Reid, Ramirez, Vasquez, Maldonado

NAYS: None

MOTION CARRIED

Chair Peck stated item number 6 will now be considered.

- 16 Discussion and possible action on UDC amendment item 5-35, affecting section 35-310.01(c): Zoning-Generally. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, as requested, amendment was revisited, and edits are as follows:

Removing the word single

- (c) Unless expressly permitted as an accessory use, a use permitted in the "RE," "R-20," "R-6," "R-5," "R-4," "RM-6," "RM-5," "RM-4," "MF-18," "MF-25," "MF-33," "MF-40," or "MF-50" districts must occur within a **single** completely enclosed structure.

This edit is specific to the "RM" Districts only

- b.** The maximum number of dwellings is limited to two (2) units for RM-6, three (3) units for RM-5, and four (4) units for RM-4. **Multi-unit construction on lots one-third (1/3) of an acre in size or smaller, shall be within a single structure, which shall be contained in a single structure.**

And this was last amendment was rewritten as follows:

Amendment Title – "Sec. 35-310.06- "RM-6", "RM-5", and "RM-4" Mixed Residential.

Amendment Language:

"MF-18" Limited Density Multi-Family.

STATEMENT OF PURPOSE

Multi-family residence limited density "MF-18" district is the designation for a multi-family use with a maximum density of up to eighteen (18) units per acre, depending on unit size. An "MF-18" district designation may be applied to a use in a residential neighborhood that contains a mixture of single-family and multi-family uses or in an area for which limited density multi-family use is desired. An "MF-18" district may be used as a transition between a single-family and higher intensity uses.

"MF-25" Low Density Multi-Family.

STATEMENT OF PURPOSE

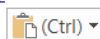
Multi-family residence low density "MF-25" district is the designation for a multi-family use with a maximum density of up to twenty-five (25) units per acre, depending on unit size. An "MF-25" district designation may be applied to a use in a residential neighborhood that contains a mixture of single-family and multi-family uses or in an area for which low density multi-family use is desired. An "MF-25" district may be used as a transition between a single-family and higher intensity uses.

"MF-33" Multi-Family.

STATEMENT OF PURPOSE

Multi-family residence medium density "MF-33" district is the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

(a) Lot and Building Specifications. Multi-unit construction on lots one-third (1/3) of an acre in size or smaller, and zoned MF-33, shall be within a single structure.



MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Reid for approval as amended.

AYES: Peck, Carrillo Haynes, Sipes, Teel, Cohen, Wright, Farrimond, Tackett, Liesman, Brown, Hanley, Dominguez, Tapia, Manna, Reid, Ramirez, Vasquez, Maldonado

NAYS: Plagens

MOTION CARRIED

17 **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 3:18 pm

APPROVED

George Peck, Chairman

ATTEST:

Logan Sparrow, Executive Secretary