

City of San Antonio



MINUTES

Planning Commission

Development and Business Services Center
1901 South Alamo

Monday, April 12, 2021

2:00 PM

Videoconference

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

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

Telephone Access: 210 206 5483

NO IN PERSON PUBLIC ACCESS TO THIS MEETING. READ BELOW FOR MULTIPLE WAYS TO PARTICIPATE AND PROVIDE COMMENT.

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 protect the health of the public and limit the potential spread of COVID 19, the Planning Commission (PC) will hold this meeting via videoconference. These meeting standards are based upon the various suspended provisions of the Open Meetings Act issued by the Texas Governor in response to the COVID 19 crisis. These modified standards shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor.

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PUBLIC COMMENT

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

1. Submit written comments by email or mail by Monday, April 12, 2021 at 8am to the case manager or drop off a written statement at 1901 South Alamo by Monday, April 12, 2021 by 8am. Please include your full name, home or work address, item # and / or address of the request. Written comments will be part of the official written record only.

2. Leave a voice message of a maximum two minutes by dialing (210) 206 – PLNG (7564) by Monday, April 12, 2021, 8 am. Your message will be played during the meeting. Please include your full name, home or work address, item # and/or address of the request.

3. Sign up to give your comments live during the meeting by leaving your name, telephone number, and item on which you would like to speak on at 210 206 PLNG (7564). City staff will call you when your item is up for discussion but cannot guarantee a specific time after 2pm. Once you join the call, you will be given two minutes to provide your comments.

*Note: Written comments, voicemails, and request to make comments during the meeting live must be received by Monday, April 12, 2021 at 8am to give time for translation.

2:00 P.M. Call to Order

Roll Call:

Present: George Peck, Connie Gonzalez, Julia Carrillo Haynes, Anisa Schell, Seth Teel, Melinda Smith, Buck Benson, Juan Fernandez, Ryan Plagens, Ken Brown, Robert Hanley, Robert Guajardo, Cherise Bell, Robert Tapia, Phillip Manna, Brittany Dale, Michael Moore

Absent: John Jackson, Robert Sipes, Gayle McDaniel, Allison Cohen, Susan Wright, Cara Tackett, Bob Leisman, Rob Leonhard, Michael Taylor, Casey Whittington, Jody Sherrill, Deborah Reid, Gene Dawson

City Staff: Monique Mercado, Logan Sparrow, Lauren Chavez, Thomas Filopoulos, Susan Guinn

Public Comment

Citizens to be Heard – No citizens to speak.

NEW BUSINESS

1. Nominations and Election of a Chair. – Item was moved to the next agenda.
2. **MAJOR THOROUGHFARE PLAN AMENDMENT:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Beck Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between existing New Sulphur Springs Road and existing Burshard Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

Marco Hinojosa, Senior Transportation Planner, Public Works Department, presented item. The purpose of this request is to realign Beck Road. It is a Secondary Arterial Type “A” requiring 86’ feet of right-of way, between existing New Sulphur Springs Road and existing Burshard Road. The alignment as adopted currently bisects approximately 470’ feet of the 100-year flood plain. The proposed realignment will shift the alignment so that it reduces the conflict with the flood plain to approximately 240’ feet. The proposed realignment will also eliminate the proposed 5-point intersection for Burshard Road and Gardner Road that the adopted alignment currently proposes. If adopted, the realignment will create a safer “T” intersection about 970’ feet east of the existing intersection of Burshard Road and Gardner Road. Currently the north-south connectivity between Burshard Road and US Hwy 87 is handled by Foster Road, which lies approximately 1.6 miles from the proposed realignment. The proposed realignment will serve as an extension to the existing Beck Road and provide a direct connection between US Hwy 87 and Burshard Road.

MOTION

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

AYES: Peck, Gonzalez, Carrillo Haynes, Schell, Teel, Smith, Benson, Fernandez Plagens, Brown, Hanley, Guajardo, Bell, Manna, Dale

NAYS: None

MOTION CARRIED

Member Tapia arrived at 2:16 pm

- 3. MAJOR THOROUGHFARE PLAN AMENDMENT:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86’ feet of right-of way, between existing Graytown Road and existing Abbott Road, and designating an existing segment of Abbott Road as a Secondary Arterial Type A, requiring 86’ feet right-of-way, between approximately 3,250’ feet north of the existing intersection of Graytown Road & Abbott Road and existing FM 1346. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)
- 4. MAJOR THOROUGHFARE PLAN AMENDMENT:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Graytown Road, a Secondary Arterial Type A requiring 86’ feet of right-of way, between approximately 3,290’ northwest of the existing intersection of Graytown Road and Freudenburg Road and approximately 1,240’ southwest of the existing intersection of Graytown Road and Freudenburg Road; and realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86’ feet of right-of way, between approximately 4,840’ feet east of existing Schuwirth Road and existing Graytown Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

Marco Hinojosa, Senior Transportation Planner, Public Works Department, presented item. He stated this is a City initiated request. The purpose is to realign the East and West Connector between existing Graytown Road and existing Abbott Road. He stated these are Secondary Arterial Type “A” requiring 86’ feet right-of-way. The alignments as adopted currently do not follow the existing Graytown Road and Abbott Road. The proposed realignment follows the existing road and maintains the existing Graytown Road – Abbott Road intersection. The designation of an existing segment of Abbott Road is meant to provide a better connection between FM 1346 and FM 1518. Currently, the approximate ROW length of Abbott Road is 55’ feet. Designating Abbott Road as a Secondary Arterial Type “A” in the MTP will require any future development along the existing Abbott Road to dedicate less than the minimum 86’ feet of right-of-way to meet the requirement of the MTP. The increase of right-of-way width will allow for future infrastructure improvements. As for the developers-initiated points, the alignment as adopted does not follow the existing Graytown Road. As currently shown, the adopted alignments set us a possible dangerous roadway network in the future. The realignment will bring the alignment up north to match the existing road. The current adopted alignment bisects a newly developed San Antonio River Authority facility. The proposed alignment avoids this potential conflict. The current alignment also divides many other adjacent parcels into irregular components. The propose realignment will leverage existing right-of-way and provide for the most use by the most parcels, with fewer divisions leaving unusable land components.

MOTION #3

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

AYES: Peck, Gonzalez, Carrillo Haynes, Schell, Teel, Smith, Benson, Fernandez Plagens, Brown, Hanley, Guajardo, Bell, Tapia, Manna

NAYS: None

MOTION CARRIED

MOTION #4

A motion was made by Member Carrillo Haynes and seconded by Member Bell to approve item as presented.

AYES: Peck, Carrillo Haynes, Schell, Teel, Smith, Benson, Fernandez Plagens, Brown, Hanley, Guajardo, Bell, Tapia, Manna, Dale

NAYS: None

MOTION CARRIED

5. **MAJOR THOROUGHFARE PLAN AMENDMENT:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86’ feet of right-of way, between existing Cagnon Road and existing Loop 1604. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

6. **MAJOR THOROUGHFARE PLAN AMENDMENT:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 1580' east of existing Montgomery Road and existing Cagnon Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

Buck Benson was recused from this item.

Greg Reininger, Principal Transportation Planner, Public Works Department, presented item. The request is to realign a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between existing Cagnon Road and existing Loop 1604. The Westlakes Master Development Plan (MDP) was approved by the City of San Antonio's Development Services Department in 2018. The adopted MTP alignment within the Westlakes development site was realigned under the old assumption that an alignment can be adjusted anywhere along a property as long as the connection is maintained. This realignment avoids the conservation easement, however, because it did not go through the formal MTP process, it remains as adopted on the MTP map. The city initiated proposed realignment matches what was approved in the Westlakes MDP. This realignment moves the thoroughfare north, outside of the floodplain. As for the developers-initiated points, the construction of a roadway is challenging in this area because of numerous variables including the 100-year flood plain, conservation easements and physical features. The Conservation Agreement specifically states there shall be no construction of roads. The current adopted alignment bisects a portion of the conservation easement near the Medina River however gaps within the conservation easement exist north of the adopted alignment. The realignment takes advantage of these gaps to avoid as much of the conservation easement as possible. The current adopted alignment crosses an approximate 1 mile stretch of the 100-year flood plain which would require a bridge a mile long at a costly estimate. Despite the constraints in constructing future roads in this area, the proposed realignment creates a more feasible alignment.

MOTION #5

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

AYES: Peck, Gonzalez, Carrillo Haynes, Schell, Teel, Smith, Fernandez Plagen, Brown, Hanley, Guajardo, Tapia, Dale

NAYS: Bell, Manna

RECUSED: Benson

MOTION CARRIED

Johnny Clayton, Bigalow Homes, addressed concerns. He stated the current adopted alignment bisect a single-family home development intended to be a pedestrian friendly oriented community. Bisecting the community by an arterial highway would adversely affect their intend of pedestrian friendly community which is the purpose of this request.

Tony Spanna, Bigalow Homes, stated their development would not be connection to the arterial roads. This development would be private streets to ensure highly pedestrian friendly walkable community.

MOTION #6

A motion was made by Member Bell and seconded by Member Manna to recommend denial.

AYES: Schell, Bell, Manna, Dale

NAYS: Peck, Gonzalez, Carrillo Haynes, Teel, Smith, Fernandez Plagen, Brown, Hanley, Guajardo, Tapia

RECUSED: Benson

MOTION FAILED**2nd MOTION**

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

AYES: Peck, Gonzalez, Carrillo Haynes, Teel, Smith, Fernandez Plagen, Brown, Hanley, Guajardo, Tapia, Dale

NAYS: Schell, Bell, Manna

RECUSED: Benson

MOTION CARRIED

7. Consideration, discussion, and make recommendations on amending the Planning Commission Technical Advisory Committee Bylaws.

Chairman Peck presented item and discussed item with TAC members and addressed questions.

MOTION

A motion was made by Member Gonzalez and seconded by Member Brown to approve item as amended.

13. The Chair of the PCTAC has the authority to call for one-year extensions of up to eight (8) existing members, provided that no more than one sitting member from each of the categories is granted the extension, with the exception that two registered engineers and two community representation members may be extended. The approval of the one-year extension must be by majority vote of the PCTAC members in attendance. Board and Commission member representatives appointees are ineligible for one-year extensions.

AYES: Peck, Gonzalez, Carrillo Haynes, Schell, Smith, Fernandez Plagen, Brown, Hanley, Guajardo, Bell, Tapia, Manna, Dale

NAYS: None

MOTION CARRIED

OLD BUSINESS

8. Approval of minutes from the March 8, 2021 meeting.

MOTION

A motion was made by Member Hanley and seconded by Member Manna to approve item as amended.

FAVOR: All voted in favor

ABSTAIN: Gonzalez

MOTION CARRIED

9. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 3:27 pm

APPROVED

George Peck, Chairman

ATTEST:

Logan Sparrow, Executive Secretary