

City of San Antonio



MINUTES

Planning Commission

Development and Business Services

Center

1901 South Alamo

Tuesday, February 22, 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 Tuesday, February 22nd 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 Tuesday, February 22nd at 8am to give time for translation.

12:30 PM Call to order

Present: George Peck, Julia Carrillo Haynes, Michael Garcia, Seth Teel, Ashley Farrimond, Cara Tackett, Bob Liesman, Ryan Plagens, Ken Brown, Robert Hanley, Christopher Fullerton, Robert Tapia, Erik Estrada, Phillip Manna, Deborah Reid, Alex Ramirez, Jesse Vasquez, Bianca Maldonado, Joe Nix

Absent: Robert Sipes, Allison Cohen, Susan Wright

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

Public Comment – 5 voice mails were received.

JD Morales, President of Woodlawn Lake Neighborhood Association, stated they are in support of Item 2.

Tony Garcia, Tier One Neighborhood Coalition, stated they are in support of Item 2.

Tony Garcia, Tier One Neighborhood Coalition, stated they are in support of Item 5.

Tony Garcia, Tier One Neighborhood Coalition, stated they are in opposition of Item 9.

Monica Savino, stated they are in opposition of Item 9.

Old Business

- 1 Approval of minutes from the February 14, 2022, meeting.

MOTION

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

AYES: Peck, Carrillo Haynes, Garcia Teel, Farrimond, Tackett, Liesman, Plagens, Brown, Hanley, Fullerton, Tapia, Estrada, Manna, Reid, Ramirez, Vasquez, Maldonado
NAYS: None

MOTION CARRIED

New Business

- 2 Committee Member Brown requested the following items, 3, 4, 8, 12, 18, and 19 be approved as presented. Committee Member Hanley seconded the motion.

Committee Member Reid requested item 18 be pulled for consideration.

Committee Member Brown and Committee Member Hanley amended motion to exclude Item 18.

MOTION

A motion was made by Committee Member Brown and seconded by Committee Member Hanley to approve the following amendments, Items 3, 4, 8, 12 and 19:

Discussion and possible action on UDC amendment item 22-11, affecting section 35-343 (a)(2): “IDZ” Infill Development Zone. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Discussion and possible action on UDC amendment item 22-12, affecting section 35-343.01(a)(2): “IDZ” Infill Development Zone. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Discussion and possible action on UDC amendment item 22-13, affecting section 35-357(e)(2): “FBZD” Form Based Zoning District. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Discussion and possible action on UDC amendment item 5-56, affecting section 35-372(c)(2): Affordable Dwelling Units. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Discussion and possible action on UDC amendment item 28-1, affecting section 35-383: Oversized Vehicles. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

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

MOTION CARRIED

- 3 Discussion and possible action on UDC amendment item 5-48, affecting section 35-335(e): “NCD” Neighborhood Conservation District. (Logan Sparrow, Policy Administrator, 210-207- 8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Policy Administrator, stated this amendment stemmed from a 2019 RID (Rule Interpretation Decision), specifically RID #2019-005. He stated the RID was issued because of a Legislative Item out of 86 Texas Legislative that limited the ability of Cities to enforce building material design standards. Specifically, it applies for new neighborhood conservation districts established on or after April 1, 2019. He further stated this is simply to update the code to align with State.

MOTION

A motion was made by Committee Member Tackett and seconded by Committee Member Maldonado to approve as amended.

Amendment 5-48

Applicant: Development Services

Amendment Title – 'Sec. 35-335. - "NCD" Neighborhood Conservation District.'

Amendment Language:

(e) Design Standards for Neighborhood Conservation Districts Established Prior to April 1, 2019.

- (1) The neighborhood conservation plan approved as part of the zoning ordinance creating a neighborhood conservation district prior to April 1, 2019 shall include design standards for new construction of any building or structure, or the relocation or rehabilitation to the street facade of an existing building or structure.

- (2) Existing neighborhood conservation districts that are amended or modified plans shall not be modified after April 1, 2019, may lose the ability to regulate the building materials or methods. with respect to building materials or methods.

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

MOTION CARRIED

- 4 Discussion and possible action on UDC amendment item 20-17, affecting section 35-338: "RIO" River Improvement Overlay Districts. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Cory Edwards, Office of Historic Preservation, stated this amendment is a response to the 2018 City Council Resolution to initiate a district for the Woodlawn Lake Area.

MOTION

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

STATEMENT OF PURPOSE

The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River, and San Pedro Creek, Woodlawn Lake area, and their improvements by establishing design standards and guidelines for properties located near the river or creek. The San Antonio River and San Pedro creek San Antonio's waterways are a unique and precious natural, cultural and historic resources that provides a physical connection through San Antonio by linking a variety of neighborhoods, cultural sites, public parks and destinations. The districts cover a total of seven (7) geographic areas.

Specific purposes of the river improvement overlay are as follows:

- Protect and enhance the overall character of the San Antonio River, and San Pedro Creek, and Woodlawn Lake area.

(a) **Zoning Classification.**

- (1) **Overlay District.** The river improvement overlay is designed as an overlay to the regular zoning districts. Properties located within these overlay districts must also be designated as being within one of the regular, underlying zoning districts.
- (2) **Zoning Designation.** The zoning designation of property located within the river improvement overlay shall consist of the regular zone symbol and the overlay district symbol as a suffix. The seven (7) river improvement overlay districts are "RIO-1," "RIO-2," "RIO-3," "RIO-4," "RIO-5," "RIO-6," and "RIO-7." For example, if a parcel is zoned "C-1" and is also located within "RIO" district 2, the zoning designation of the property would be "C-1" ("RIO- 2"). A river improvement overlay district development node suffix would be "RIO-2 DN."
- (3) **Development Nodes.** It is the intent of this section that a river improvement overlay district development node shall be restricted to areas lying fully within a river improvement overlay district that are located at 1) the intersection of a major thoroughfare and the San Antonio River or 2) the intersection of two (2) major thoroughfares or 3) if not located at an above mentioned intersection, about the San Antonio River and be a minimum of twelve (12) acres. Development nodes must range in size from three (3) to twenty (20) acres and shall be located a minimum of one-half (½) mile apart. A development node must include property located on both sides of the street and/or river. A development node must provide at least two (2) of the following uses: office, retail and multi-family residential. Designation of a development node provides for a minimum setback of zero (0) feet from all property lines including riverside and the ability to increase the building height by fifty (50) percent from the requirements set out in article VI. Adoption of a new Development Node within a RIO district requires review and recommendation by the Historic and Design Review Commission and Zoning Commission.

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

MOTION CARRIED

- 5 Discussion and possible action on UDC amendment item 10-2, affecting section 35-343.01(b):“IDZ” Infill Development Zone. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated this amendment stemmed from IDZ zoning cases. Specifically, regarding items that would not qualify as a major amendment also to ensure clarification when an amendment does increase the intensity of the development on the lot that it initiates a major amendment process.

MOTION

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

- C. **Major Amendments for all "IDZ-1" site plans, of any acreage, and all "IDZ-2" and "IDZ-3" site plans less than or equal to one (1) acre.** A major amendment shall require a new application for rezoning pursuant to the procedures of section 35-421. A major amendment to an "IDZ" site plan shall include:

8. Any increase above 10% in the total floor area shown on the approved site plan.

9. Any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council.

- D. **Major Amendments for all "IDZ-2" and "IDZ-3" site plans greater than one (1) acre.** A major amendment shall require a new application for rezoning pursuant to the procedures of section 35-421. A major amendment to an "IDZ" site plan shall include:

6. Any increase above 15 ~~30~~% in the total buildable area shown on the approved site plan.

7. Any removal of a requirement restriction or prohibition set forth on a site plan as approved by City Council.

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

MOTION CARRIED

- 6 Discussion and possible action on UDC amendment item 21-1, affecting section 35-344.02(j)(1): “PUD” Planned Unit Development. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Virginia Hernandez, Solid Waste Department, stated this is simply an edit in the wording from Garbage Collection to Solid Waste Collection Services. Also, to include the last sentence referencing fees.

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Sherrill to approve as amended.

(4) ~~Solid Waste Collection Services~~ ~~Garbage Collection~~. If in the opinion of the solid waste management director, private streets in a PUD are arranged so that ~~solid waste~~ ~~garbage~~ may be collected without creating a safety hazard ~~and the city has the capacity to provide services~~, the city will ~~provide collection services, as determined by the solid waste management director~~, ~~collect the garbage~~ provided proper indemnification is received from the community association or individual property owners. ~~Solid waste~~ ~~Garbage~~ collection locations shall be subject to the approval of the

solid waste management director. In the event the city does not ~~provide services~~ ~~collect garbage~~ within a PUD, all units within the PUD may be exempted from payment of ~~the city's solid waste fee~~ ~~garbage fees~~ upon furnishing of evidence ensuring acceptable removal of all garbage and refuse by private means. To receive such exemption, written application must be submitted to and approved by the ~~solid waste~~ ~~management~~ ~~finance~~ director. ~~Customers~~ ~~Units~~ ~~may still be required to pay any~~ ~~other fees, including the environmental fee, as described in Chapter 14 (Solid Waste) of the City Code.~~

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

MOTION CARRIED

- 7 Discussion and possible action on UDC amendment item 5-18, affecting section 35-345: "MPCD" Master Planned Community Districts. (Logan Sparrow, Policy Administrator, 210-207- 8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated the current process for rezoning to "MPCD" requires a step before which is similar to establishing a Master Development Plan. A Master Development Plan is a technical process. Once all agencies have reviewed and approve the plan, then the rezoning to MPCD process will start. She stated this proposed amendment will change the process similar to the PUD (Planned Unit Development) process.

MOTION

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

Committee Member Brown amended his motion to reflect changes and was seconded by Committee Member Tapia.

- (1) "MPCD" site plans shall be reviewed by the zoning commission and approved by the city council concurrent with the application for rezoning to an "MPCD." The zoning ordinance shall provide that adherence to the "MPCD" site plan, or the amended "MPCD" site plan is required within the "MPCD" provided, however, that a rezoning shall not be required for the approval of a minor change to the "MPCD" site plan as defined in subsection (e)(3) of this section. The site plan shall include the proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included.
- (2) If a master planned community is proposed outside of the city's zoning jurisdiction, but within the city's extraterritorial jurisdiction, then the property owner may submit a master site plan that conforms with the provisions contained within ~~this~~ the section. In addition, the property owner upon submittal of the master site plan may designate such site plan as a master planned community site plan. If the property which is the subject of the master planned community site plan is subsequently annexed into the city's zoning jurisdiction, then the city shall initiate a rezoning application for the subject tract to rezone the property to "MPCD." The rezoning request and the previously approved master site plan with master planned community designation shall then be reviewed for approval pursuant to the procedures contained herein.
- (3) Any other revision to an "MPCD" site plan not described in subsection (2), above, shall be deemed a minor change.
- (4) Minimum Yard. Single-family lots shall comply with the lot requirements of the ~~base~~ base zoning district that requires a minimum lot square footage that is less than or equal to the lot square footage shown on the "MPCD" site plan. Multi-family, office and commercial shall comply with the setback requirements of the International Building Code.
- B. The entrance to private streets may provide ~~control~~ controlled access by gates or other means permitted by this chapter (see subsection 35-505(c)).
- (1) Screening Requirements. Buildings shall be screened from the view of adjacent property ~~with~~ with single-family land use category if the use for the building to be constructed is intended for off-street parking, the placement of mechanical equipment, storage, refuse collection or any business park use. A person may comply with this subsection by providing a yard, fence, berm, or vegetation. If a fence is provided, the height of the fence may not exceed six (6) feet, except as provided within this chapter. The owner must maintain a fence, berm, or vegetation provided under this section.
- (a) Uses.
- (3) Vehicular access to a business park use shall be permitted only from a freeway, arterial, principal arterial, or non-residential collector street, major thoroughfare as designated in the city's major thoroughfare plan.
3. Vehicular access to a business park use shall be permitted only from a freeway, arterial, principal arterial, or non-residential collector street.

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

MOTION CARRIED

- 8 Discussion and possible action on UDC amendment item 23-6, affecting section 35-371(a)(1): Accessory Dwellings. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Sara Wamsley, Neighborhood Housing Services Department, stated the proposed amendment went thru a process that began with committee that was appointed by the Mayor's Office in August 2019. She stated there were a series of meetings held to thoroughly visit this proposed amendment.

MOTION

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

Committee Member Ramirez asked that, since these items will be removed, it reflects as follows:

(a) **Generally.**

~~(3)-(5)~~ The accessory dwelling shall not exceed eight hundred (800) square feet ~~or 50%~~ of gross floor area of the primary structure, whichever is larger, in any single-family residential zoning district other than the "FR" zoning district, or one thousand two hundred (1,200) square feet in the "RE" zoning district. This restriction applies only to that portion of a structure that constitutes living area for an accessory dwelling.

(b) **Accessory Detached Dwelling Units.**

~~(2)-(4)~~ Only one (1) accessory unit shall be permitted per lot and it shall be located in the rear yard.

~~(3)-(5)~~ An ADDU that exceeds eight hundred (800) square feet gross floor area shall provide one parking space. ~~Parking areas shall be located behind the front yard.~~

Committee Member Brown accepted this friendly amendment.

Committee Member Maldonado expressed concerns with the entire amendment that she feels with negatively impact our single-family dwellings in our neighborhoods.

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

NAYS: Garcia, Fullerton, Tapia, Estrada Manna, Sherrill, Reid, Vasquez, Maldonado

MOTION CARRIED

- 9 Discussion and possible action on UDC amendment item 5-1, affecting section 35-371: Accessory Dwellings. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Florence Diaz, Development Services Department, this proposed amendment is mainly for plan review in coordination with zoning to help provide clarification when reviewing the AADU's (Accessory Detached Dwelling Units). Specifically, when to include or exclude covered porches.

MOTION

A motion was made by Committee Member Hanley and seconded by Committee Member Manna to approve as presented and add that under commentary, B (6), delete the examples of the types of roofs.

Amendment 5-1
Applicant: Development Services

Amendment Title – 'Sec. 35-371 – Accessory Dwellings.'

Amendment Language:

(a) Generally.

- (5) The accessory dwelling shall not exceed eight hundred (800) square feet of gross floor area, (excluding covered porches) in any single-family residential zoning district other than the "FR" zoning district, or one thousand two hundred (1,200) square feet in the "RE" zoning district (excluding covered porches). This restriction applies only to that portion of a structure that constitutes living area for an accessory dwelling.

(b) Accessory Detached Dwelling Units. Where permitted pursuant to section 35-311 of this chapter, an accessory detached dwelling unit (ADDU) shall not be established except in accordance with the following criteria:

- (1) The building footprint for the ADDU shall not exceed forty (40) percent of the building footprint of the principal residence. The "building footprint" shall include porches, but shall not include patios.
- (2) Total floor area of the ADDU shall not exceed eight hundred (800) square feet or be less than three hundred (300) square feet.
- (3) An ADDU shall not contain more than one (1) bedroom.
- (4) Only one (1) accessory unit shall be permitted per lot.
- (5) Parking areas shall be located behind the front yard.
- (6) In order to maintain the architectural design, style, appearance and character of the main building as a single-family residence, the ADDU shall have a roof type pitch, siding and window proportions similar-identical to that of the principal residence.

Commentary: Examples of roof type for residential structures include, but are not limited to, gable roofs, hip roofs, shed roofs, and flat roofs. The roof type of an ADDU shall be similar to the roof type of the principal residence. For example, if the principal residence has a hip roof, then the ADDU shall also have a hip roof. If the principal residence has a combination of roof types, such as gable and hip, then the ADDU shall have one of the roof types or all roof types. The pitch of the roof on the ADDU does not need to be identical to the pitch of the roof of the principal residence.

Window proportion refers to the height to width ratio of a window. If the principal residence has a 2 to 1 window proportion, then the ADDU shall have a 2 to 1 window proportion in the front facade.

- (7) Accessory detached dwelling units shall require a minimum setback from the rear and side property lines of five (5) feet

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

MOTION CARRIED

- 10 Discussion and possible action on UDC amendment item 23-4, affecting section 35-372(a)(1): Affordable Dwelling Units. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Sara Wamsley, Neighborhood Housing Services Department, stated this is regarding the City's definition of Affordable Housing. She stated this amendment is linked to another separate amendment that will be presented to TAC in May.

MOTION

A motion was made by Committee Member Brown and seconded by Committee Member Hanley table this amendment to be considered with the other proposed amendment in May.

Motion was withdrawn.

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

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

MOTION CARRIED

- 11 Discussion and possible action on UDC amendment item 5-24, affecting section 35-373: Attached Dwellings. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Policy Administrator, stated the code currently reads the minimum lot depth of a townhouse development lot shall be at least 80 feet. He stated lots must be 15 feet wide for frontage purposes. He stated this providing additional flexibility in how lots are laid out.

Committee Member Brown left the meeting at 2:45 pm.

MOTION

A motion was made by Committee Member Sherrill and seconded by Committee Member Manna to approve as presented.

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

MOTION CARRIED

- 12 Discussion and possible action on UDC amendment item 5-54, affecting section 35-378: Home Occupations. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated this amendment simply clarifies “Home Occupation” of residents selling online items from your home.

MOTION

A motion was made by Committee Member Manna and seconded by Committee Member Tapia to approve as presented.

Amendment 5-54

Applicant: Development Services

Amendment Title 35-378. – Home Occupations.’

Amendment Language:

- (a) **General Requirements.** Home occupations are permitted in any dwelling unit subject to the following provisions:

- (8) No direct on-premises selling or transfer of goods shall be allowed; however, telephone, internet, or mail order soliciting and sales is permitted. Direct on-premises selling is defined as the sales, exchange or transfer of products with direct contact on the premises with a buyer. ~~of cottage foods and whole, non-cut produce is permitted.~~

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

MOTION CARRIED

- 13 Discussion and possible action on UDC amendment item 5-23, affecting section 35-378(b)(2): Home Occupations. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated this amendment is to allow for Home Occupation for a one chair beauty salon with no employee.

MOTION

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

Amendment 5-23
Applicant: Development Services
Amendment Title – 'Sec. 35-378. - Home Occupations.'
Amendment Language:
(b) Prohibited Uses. The following uses are prohibited as home occupations:

(4) ~~Barber and beauty shops with more than one salon station at any one time. Barber and beauty shops; however, both beauty shops and barber shops are permitted as a specific use permit.~~

Amendment Title – 'DIVISION 8. - AUTHORIZED SPECIAL EXCEPTIONS'
Amendment Language:
A special exception may be granted for the following uses subject to the conditions specified. The granting of any special exception may be revoked if the conditions specified for each special exception are not maintained at all times.
Sec. 35-399.01. - ~~RESERVED~~ One-Operator-Beauty-Shops-and-Barber-Shops.
~~Beauty shops and barber shops may be permitted in all residential zones established by this chapter subject to the following limitations, conditions and restrictions:~~
(a) ~~A site plan shall be submitted indicating the size and location of all structures on the property. In addition, photographs of the structure in which the beauty shop or barber shop is to be located shall be submitted.~~
(b) ~~The residential architectural appearance of the structure shall not be changed to that of commercial, although a separate entry for the beauty shop or barber shop shall be permitted.~~
(c) ~~Signs advertising the beauty shop or barber shop are not permitted, but a name plate not exceeding one (1) square foot is permitted when attached flat to the main structure.~~
(d) ~~The beauty shop or barber shop shall be located within the main structure on the lot and shall not utilize more than twenty-five (25) percent of the gross floor area of the first floor. In the case of a beauty shop in a duplex, the twenty-five (25) percent gross floor area shall be calculated on one (1) living unit of the duplex. In the case of a beauty shop in an apartment unit the board of adjustment shall determine the area to be used for said operation.~~
(e) ~~The beauty shop or barber shop shall be limited to a one (1) operator shop.~~
(f) ~~No person not residing on the premises may be employed in the operation of the beauty shop or barber shop.~~
(g) ~~Hours of operation shall be regulated by the board of adjustment and shall be specified in the minutes of the case.~~
(h) ~~That such use will not be contrary to the public interest.~~
(i) ~~Granting of the permit for a beauty shop or barber shop in conjunction with a residential use is to be for a definite period of time not to exceed four (4) years and only after notice and hearings as provided in this chapter for appeals to the board of adjustment. Applications for subsequent permits must be submitted prior to the expiration of the previous permit.~~
(Ord.No.-101816, § 2, 12-15-05) (Ord.No.-2010-11-18-0985, § 2, 11-18-10)

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

MOTION CARRIED

- 14 Discussion and possible action on UDC amendment item 5-15, affecting section 35-378(b): Home Occupations. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Michael Uresti, Development Services Manager, stated this amendment is simply prohibiting non-state license therapy services such as masseuses as Home Occupation.

MOTION

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

Amendment 5-15
Applicant: Development Services
Amendment Title – ‘Sec. 35-378. - Home Occupations.’
Amendment Language:
(b) **Prohibited Uses.** The following uses are prohibited as home occupations:
(1) Vehicle painting, service, or repair.
(2) Barber and beauty shops; however, both beauty shops and barber shops are permitted as a specific use permit.
(3) Animal hospitals, kennels, stables, hospitals, or obedience/training schools.
(4) Restaurants, catering, or the preparation of food for resale, except for cottage foods and whole, non-cut produce as defined in this chapter.
(5) Furniture repair or upholstery.
(6) Teaching of music, art, dance, or exercise classes to more than two (2) students at any one time.
(7) [Non-state licensed therapy services\(masseuses, massagers, etc.\)](#)

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

MOTION CARRIED

15 Discussion and possible action on UDC amendment item 5-53, affecting section 35-311: Use Regulations. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated this amendment is to clear up and clarify the units that are allowed in certain mixed-use buildings

MOTION

A motion was made by Committee Member Garcia and seconded by Committee Member Maldonado to approved as presented.

Amendment 5-53
Applicant: Development Services
Amendment Title – Sec. 35-311 – Use Regulations.
Amendment Language:

TABLE 311-2 NONRESIDENTIAL USE MATRIX

PERMITTED USE	O-1 R-O 1.5	O-2*	N C	C-1	C-2	C-3	D-1	D-2	ERZD	GRCS Pactrol
Single Dwelling- Attached Apartment Co- operatives With Maximum Density Of 6 Dwellings Per Gross Acre, see also 35-381			P	P	P	P				P
Single Dwelling- Attached Apartment Co- operatives With Maximum Density Of 10 Dwellings Per Gross Acre, see also 35-381				P	P	P				P
Single Dwelling- Attached Apartment Co- operatives With Maximum Density Of 20 Dwellings Per Gross Acre, see also 35-381					P	P				P

PERMITTED USE	UD Major Zone UD-1 UD-2 UD-3 UD-4 UD-5 UD-6 UD-7 UD-8 UD-9 UD-10 UD-11 UD-12 UD-13 UD-14 UD-15 UD-16 UD-17 UD-18 UD-19 UD-20 UD-21 UD-22 UD-23 UD-24 UD-25 UD-26 UD-27 UD-28 UD-29 UD-30 UD-31 UD-32 UD-33 UD-34 UD-35 UD-36 UD-37 UD-38 UD-39 UD-40 UD-41 UD-42 UD-43 UD-44 UD-45 UD-46 UD-47 UD-48 UD-49 UD-50 UD-51 UD-52 UD-53 UD-54 UD-55 UD-56 UD-57 UD-58 UD-59 UD-60 UD-61 UD-62 UD-63 UD-64 UD-65 UD-66 UD-67 UD-68 UD-69 UD-70 UD-71 UD-72 UD-73 UD-74 UD-75 UD-76 UD-77 UD-78 UD-79 UD-80 UD-81 UD-82 UD-83 UD-84 UD-85 UD-86 UD-87 UD-88 UD-89 UD-90 UD-91 UD-92 UD-93 UD-94 UD-95 UD-96 UD-97 UD-98 UD-99 UD-100	Urban UD Major Zone UD-1 UD-2 UD-3 UD-4 UD-5 UD-6 UD-7 UD-8 UD-9 UD-10 UD-11 UD-12 UD-13 UD-14 UD-15 UD-16 UD-17 UD-18 UD-19 UD-20 UD-21 UD-22 UD-23 UD-24 UD-25 UD-26 UD-27 UD-28 UD-29 UD-30 UD-31 UD-32 UD-33 UD-34 UD-35 UD-36 UD-37 UD-38 UD-39 UD-40 UD-41 UD-42 UD-43 UD-44 UD-45 UD-46 UD-47 UD-48 UD-49 UD-50 UD-51 UD-52 UD-53 UD-54 UD-55 UD-56 UD-57 UD-58 UD-59 UD-60 UD-61 UD-62 UD-63 UD-64 UD-65 UD-66 UD-67 UD-68 UD-69 UD-70 UD-71 UD-72 UD-73 UD-74 UD-75 UD-76 UD-77 UD-78 UD-79 UD-80 UD-81 UD-82 UD-83 UD-84 UD-85 UD-86 UD-87 UD-88 UD-89 UD-90 UD-91 UD-92 UD-93 UD-94 UD-95 UD-96 UD-97 UD-98 UD-99 UD-100	Rural UD Major Zone UD-1 UD-2 UD-3 UD-4 UD-5 UD-6 UD-7 UD-8 UD-9 UD-10 UD-11 UD-12 UD-13 UD-14 UD-15 UD-16 UD-17 UD-18 UD-19 UD-20 UD-21 UD-22 UD-23 UD-24 UD-25 UD-26 UD-27 UD-28 UD-29 UD-30 UD-31 UD-32 UD-33 UD-34 UD-35 UD-36 UD-37 UD-38 UD-39 UD-40 UD-41 UD-42 UD-43 UD-44 UD-45 UD-46 UD-47 UD-48 UD-49 UD-50 UD-51 UD-52 UD-53 UD-54 UD-55 UD-56 UD-57 UD-58 UD-59 UD-60 UD-61 UD-62 UD-63 UD-64 UD-65 UD-66 UD-67 UD-68 UD-69 UD-70 UD-71 UD-72 UD-73 UD-74 UD-75 UD-76 UD-77 UD-78 UD-79 UD-80 UD-81 UD-82 UD-83 UD-84 UD-85 UD-86 UD-87 UD-88 UD-89 UD-90 UD-91 UD-92 UD-93 UD-94 UD-95 UD-96 UD-97 UD-98 UD-99 UD-100	Farm UD Major Zone UD-1 UD-2 UD-3 UD-4 UD-5 UD-6 UD-7 UD-8 UD-9 UD-10 UD-11 UD-12 UD-13 UD-14 UD-15 UD-16 UD-17 UD-18 UD-19 UD-20 UD-21 UD-22 UD-23 UD-24 UD-25 UD-26 UD-27 UD-28 UD-29 UD-30 UD-31 UD-32 UD-33 UD-34 UD-35 UD-36 UD-37 UD-38 UD-39 UD-40 UD-41 UD-42 UD-43 UD-44 UD-45 UD-46 UD-47 UD-48 UD-49 UD-50 UD-51 UD-52 UD-53 UD-54 UD-55 UD-56 UD-57 UD-58 UD-59 UD-60 UD-61 UD-62 UD-63 UD-64 UD-65 UD-66 UD-67 UD-68 UD-69 UD-70 UD-71 UD-72 UD-73 UD-74 UD-75 UD-76 UD-77 UD-78 UD-79 UD-80 UD-81 UD-82 UD-83 UD-84 UD-85 UD-86 UD-87 UD-88 UD-89 UD-90 UD-91 UD-92 UD-93 UD-94 UD-95 UD-96 UD-97 UD-98 UD-99 UD-100	Mixed Industrial UD Major Zone UD-1 UD-2 UD-3 UD-4 UD-5 UD-6 UD-7 UD-8 UD-9 UD-10 UD-11 UD-12 UD-13 UD-14 UD-15 UD-16 UD-17 UD-18 UD-19 UD-20 UD-21 UD-22 UD-23 UD-24 UD-25 UD-26 UD-27 UD-28 UD-29 UD-30 UD-31 UD-32 UD-33 UD-34 UD-35 UD-36 UD-37 UD-38 UD-39 UD-40 UD-41 UD-42 UD-43 UD-44 UD-45 UD-46 UD-47 UD-48 UD-49 UD-50 UD-51 UD-52 UD-53 UD-54 UD-55 UD-56 UD-57 UD-58 UD-59 UD-60 UD-61 UD-62 UD-63 UD-64 UD-65 UD-66 UD-67 UD-68 UD-69 UD-70 UD-71 UD-72 UD-73 UD-74 UD-75 UD-76 UD-77 UD-78 UD-79 UD-80 UD-81 UD-82 UD-83 UD-84 UD-85 UD-86 UD-87 UD-88 UD-89 UD-90 UD-91 UD-92 UD-93 UD-94 UD-95 UD-96 UD-97 UD-98 UD-99 UD-100					
Dwelling- Attached Apartment Co- operatives With Maximum Density Of 6 Dwellings Per Gross Acre, see also 35-381										
Dwelling- Attached Apartment Co- operatives With Maximum Density Of 10 Dwellings Per Gross Acre, see also 35-381										
Dwelling- Attached Apartment Co- operatives With Maximum Density Of 20 Dwellings Per Gross Acre, see also 35-381										

where the building is listed as a permitted use in the nonresidential use matrix (table 311-2 - see
being under category "dwelling" and permitted use "dwelling - attached apartments")

Maximum Density (dwelling units per gross acre)	Zoning District
6	NC, C-1, C-2, D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, D-9, D-10, D-11, D-12, D-13, D-14, D-15, D-16, D-17, D-18, D-19, D-20, D-21, D-22, D-23, D-24, D-25, D-26, D-27, D-28, D-29, D-30, D-31, D-32, D-33, D-34, D-35, D-36, D-37, D-38, D-39, D-40, D-41, D-42, D-43, D-44, D-45, D-46, D-47, D-48, D-49, D-50, D-51, D-52, D-53, D-54, D-55, D-56, D-57, D-58, D-59, D-60, D-61, D-62, D-63, D-64, D-65, D-66, D-67, D-68, D-69, D-70, D-71, D-72, D-73, D-74, D-75, D-76, D-77, D-78, D-79, D-80, D-81, D-82, D-83, D-84, D-85, D-86, D-87, D-88, D-89, D-90, D-91, D-92, D-93, D-94, D-95, D-96, D-97, D-98, D-99, D-100
10	C-1, D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, D-9, D-10, D-11, D-12, D-13, D-14, D-15, D-16, D-17, D-18, D-19, D-20, D-21, D-22, D-23, D-24, D-25, D-26, D-27, D-28, D-29, D-30, D-31, D-32, D-33, D-34, D-35, D-36, D-37, D-38, D-39, D-40, D-41, D-42, D-43, D-44, D-45, D-46, D-47, D-48, D-49, D-50, D-51, D-52, D-53, D-54, D-55, D-56, D-57, D-58, D-59, D-60, D-61, D-62, D-63, D-64, D-65, D-66, D-67, D-68, D-69, D-70, D-71, D-72, D-73, D-74, D-75, D-76, D-77, D-78, D-79, D-80, D-81, D-82, D-83, D-84, D-85, D-86, D-87, D-88, D-89, D-90, D-91, D-92, D-93, D-94, D-95, D-96, D-97, D-98, D-99, D-100
20	D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, D-9, D-10, D-11, D-12, D-13, D-14, D-15, D-16, D-17, D-18, D-19, D-20, D-21, D-22, D-23, D-24, D-25, D-26, D-27, D-28, D-29, D-30, D-31, D-32, D-33, D-34, D-35, D-36, D-37, D-38, D-39, D-40, D-41, D-42, D-43, D-44, D-45, D-46, D-47, D-48, D-49, D-50, D-51, D-52, D-53, D-54, D-55, D-56, D-57, D-58, D-59, D-60, D-61, D-62, D-63, D-64, D-65, D-66, D-67, D-68, D-69, D-70, D-71, D-72, D-73, D-74, D-75, D-76, D-77, D-78, D-79, D-80, D-81, D-82, D-83, D-84, D-85, D-86, D-87, D-88, D-89, D-90, D-91, D-92, D-93, D-94, D-95, D-96, D-97, D-98, D-99, D-100
50	D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, D-9, D-10, D-11, D-12, D-13, D-14, D-15, D-16, D-17, D-18, D-19, D-20, D-21, D-22, D-23, D-24, D-25, D-26, D-27, D-28, D-29, D-30, D-31, D-32, D-33, D-34, D-35, D-36, D-37, D-38, D-39, D-40, D-41, D-42, D-43, D-44, D-45, D-46, D-47, D-48, D-49, D-50, D-51, D-52, D-53, D-54, D-55, D-56, D-57, D-58, D-59, D-60, D-61, D-62, D-63, D-64, D-65, D-66, D-67, D-68, D-69, D-70, D-71, D-72, D-73, D-74, D-75, D-76, D-77, D-78, D-79, D-80, D-81, D-82, D-83, D-84, D-85, D-86, D-87, D-88, D-89, D-90, D-91, D-92, D-93, D-94, D-95, D-96, D-97, D-98, D-99, D-100

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

MOTION CARRIED

- 16 Discussion and possible action on UDC amendment item 5-16, affecting section 35-A101: Definitions and Rules of Interpretation. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Michael Uresti, Development Services Manager, stated this proposed amendment is to prohibit Oversized Vehicles in any residential district.

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Tapia to approve Parking of Oversized Vehicles as presented.

Amendment Title – ‘Sec. 35-383. - Oversized Vehicles.’

Amendment Language:

(c) **Parking of Oversized Vehicles in Residential Districts.** Oversized Vehicles, as defined in this Chapter, shall not be allowed in restricted parking areas. For lots or parcels one-half acre or less in area, the restricted parking area includes the entire area of the lot. For lots or parcels greater than one-half acre in area, the restricted parking area includes the entire front yard, and areas of the side yard and back yard within 15 feet of the property line.

The following regulations apply to the parking of oversized vehicles in residential lots:

(1) The parking of an oversized vehicle within the restricted parking area or the parking so that any portion of the vehicle extends into the restricted parking area is prohibited in any residential district, and in of the following zoning districts "R-4," "RM-4," "R-5," "RM-5," "R-6," "RM-6," "R-20," "RE," "RP," "NP-8," "NP-10," "NP-15," "MH," "MF-18," "MF-25," "MF-33," "MF-40," "MF-50," "RD" and "UD" districts, except as permitted in subsection (d) below:

(2) For those residential lots over one-half of an acre in area, where parking of oversized vehicles is allowed on a portion of the lot, all oversized vehicles must be screened from adjacent residential properties with a solid screen fence at least 6 feet in height.

(d) **Residential Recreational Vehicle Parking.** Recreational Vehicles may be parked in the restricted parking area provided that

(1) No Recreational Vehicle may be parked within 15 feet from the front curb or the front yard;

(2) Recreational vehicles parked within 15 feet of a side or rear property line must be screened from view with a solid screen fence at least 6 feet in height; and

(3) Recreational Vehicles shall under no circumstances be utilized for habitation;

(4) Recreational Vehicles may not be connected to water, sewer, or power service, except for trip preparation as defined in subsection (e) below.

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

MOTION CARRIED

MOTION

A motion was made by Committee Manna and was seconded by Committee Member Maldonado to reconsider the previous motion.

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

MOTION CARRIED

MOTION

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

Amendment 5-16
Applicant: Development Services
Amendment Title -- 'Sec.35-A101. - Definitions and Rules of Interpretation.'
Amendment Language:
Oversized vehicle, A motor vehicle, trailer, or boat which by itself or together with other structure(s) or vehicle(s) attached to it exceeds any one (1) of the three (3) following dimensions: twenty-four (24) feet in length, eight (8) feet in width or eight (8) feet in height, exclusive of appurtenances such as antennas, air conditioners, luggage racks, and mirrors. Recreational vehicles shall not be considered an oversized vehicle.

Amendment Title -- 'Sec. 35-383. - Oversized Vehicles.'
Amendment Language:
(c) Parking of Oversized Vehicles in Residential Districts. Oversized Vehicles, as defined in this Chapter, shall not be allowed in restricted parking areas. For lots or parcels one-half acre or less in area, the restricted parking area includes the entire area of the lot. For lots or parcels greater than one-half acre in area, the restricted parking area includes the entire front yard, and areas of the side yard and back yard within 15 feet of the property line.
The following regulations apply to the parking of oversized vehicles in residential lots:
(1) The parking of an oversized vehicle within the restricted parking area or the parking so that any portion of the vehicle extends into the restricted parking area is prohibited in any residential district, and in of the following zoning districts: R-4,"RM-4,"R-5,"RM-5,"R-6,"RM-6,"R-20,"RE,"RP,"NP-8,"NP-10,"NP-15,"MH,"MF-18,"MF-25,"MF-33,"MF-40,"MF-50,""RD" and "UD" districts, except as permitted in subsection (d) below.
(2) For those residential lots over one-half of an acre in area, where parking of oversized vehicles is allowed on a portion of the lot, all oversized vehicles must be screened from adjacent residential properties with a solid screen fence at least 6 feet in height.
(d) Residential Recreational Vehicle Parking. Recreational Vehicles may be parked in the restricted parking area provided that
(1) No Recreational Vehicle may be parked within 15 feet from the front curb or the front yard;
(2) Recreational vehicles parked within 15 feet of a side or rear property line must be screened from view with a solid screen fence at least 6 feet in height, and
(3) Recreational Vehicles shall under no circumstances be utilized for habitation;
(4) Recreational Vehicles may not be connected to water, sewer, or power service, except for trip preparation as defined in subsection (e) below.

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

MOTION CARRIED

- 17 Discussion and possible action on UDC amendment item 5-43, affecting section 35-392: Illumination of Uses. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Policy Administrator, stated this amendment is related to a RID (Rule Interpretation Decision) that was issued in 2017. He stated this is simply to clarify the code language.

MOTION

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

Amendment 5-43
Applicant: Development Services
Amendment Title -- '35-392. -- Illumination of Uses.'
Amendment Language:
(a) Lighting facilities used to light signs, parking areas, or for other purposes, including high intensity residential lighting and light from residentially used properties, shall be so arranged that the source of light is concealed from adjacent residential properties. It shall be arranged so that it and does not interfere with traffic.

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

MOTION CARRIED

18 Directors Report: Update on UDC Amendment Process

Logan Sparrow, Policy Administrator, stated the 43 amendments that have been forwarded to Planning Commission for sponsorship will be considered at tomorrow's Planning Commission Meeting.

19 **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 3:34 pm

APPROVED

George Peck, Chairman

ATTEST:

Logan Sparrow, Executive Secretary