

# City of San Antonio



## MINUTES

### Planning Commission

Development and Business Services

Center

1901 South Alamo

---

**Tuesday, March 8, 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](http://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](mailto:udcamendments@sanantonio.gov) or drop off written comments at 1901 S Alamo by 8am the day of the meeting. Please include your full name, home or work address and 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, voicemails, and request to make comments during the live meeting must be received by Tuesday March 8, 2022, at 8 am to give time for translation.

## 12:30 Call to order

### Roll Call

**Present:** Julia Carrillo Haynes, Michael Garcia, Samer Dessouky, Robert Sipes, Seth Teel, Susan Wright, Cara Tackett, Bob Liesman, Ryan Plagens, Ken Brown Robert Hanley, Christopher Fullerton, Robert Tapia, Erik Estrada, Phillip Manna, Jody Sherrill, Deborah Reid, Alex Ramirez, Jesse Vasquez, Bianca Maldonado, Joe Nix, Michael Moore

**Absent:** George Peck, Allison Cohen, Ashley Farrimond

**City Staff:** Melissa Ramirez, Logan Sparrow, Monique Mercado, Lauren Chavez, Valerie Huerta-Rodriguez, Riley Boesiger, Susan Guinn, Joseph Harney, Catherine Hernandez, Stephen Stokinger, Rachel Holder, Michael Uresti, Christina De La Cruz, David Ramos

**Public Comment** – 1 citizen present and 3 voice mail was received.

Jim Smyle, spoke in support of item 7.

Cosima Colvin, on behalf of T1NA (Tier 1 Neighborhood Association) spoke in support of amendment 6-5.

Cosima Colvin, spoke in support contingent of the greater aquifer alliance park land dedication of amendment 7-1.

Cosima Colvin, spoke in support of amendment 14-9.

Monique Mercado, Principal Planner, Development Services Department, read the following written comments that were received into the record:

Amendment 14-1 to 14-9, 5 responses received in favor.

Amendment 18-7, support

Amendment 35-503, support

Amendment 7-1, support

She stated these public comments were provide to TAC Committee Members.

### New Business

- 1 Discussion and possible action on UDC amendment item 18-7, affecting section 35-398 (b): Renewable Energy Systems. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Doug Melnick, Office of Sustainability, stated he met with a CPS representative to further discuss the definitions for “Solar Farm”, “Solar Array”, and “Solar Canopy”.

## MOTION

A motion was made by Committee Member Hanley and seconded by Committee Member Tackett to table the item to later in the agenda.

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

## MOTION CARRIED

- 2 Discussion and possible action on UDC amendment item 23-7, affecting section 35-A101: Definitions. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Ian Benavides, Neighborhood and Housing, stated the request is to align the definition of affordability.

### Public Comment:

Michael Taylor, Habitat for Humanity, spoke in favor for the amendment change.

## MOTION

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

Amendment 23-7  
Applicant:

Amendment Title – 'Sec. 35-A101. – Definitions and Rules of Interpretations.'

Amendment Language:

Affordable **Low-income** housing. Housing with a housing ratio requirement and affordability period and is income restricted as follows:

- (1) reserved for rental ~~occupancy or ownership~~ by persons or households whose annual gross income does not exceed ~~seventy (70)~~ **eighty (80)** percent of the area median ~~household~~ **gross** income (AMI).
- (2) reserved for ownership by households whose annual gross income does not exceed one hundred and twenty (120) percent of the area median income (AMI).

Area median income (AMI) as defined by the US Housing and Urban Development, as calculated annually, for households of the same size in the San Antonio-New Braunfels metropolitan statistical area, as defined by the U.S. Department of Housing and Urban Development, in 24 C.F.R., Part §13.

\*\*\*\*\*

Deeply Affordable **Very-low-income** housing. Housing with a housing ratio requirement and affordability period and is income restricted as follows:

- (1) reserved for rental ~~occupancy or ownership~~ by persons or households whose annual gross income does not exceed ~~thirty (30)~~ **forty (40)** percent of the area median ~~household~~ **gross** income (AMI).
- (2) reserved for ownership by households whose annual gross income does not exceed eighty (80) percent of the area median income (AMI).

Area median income (AMI) as defined by the US Housing and Urban Development, as calculated annually, for households of the same size in the San Antonio-New Braunfels metropolitan statistical area, as defined by the U.S. Department of Housing and Urban Development, in 24 C.F.R., Part §13.

\*\*\*\*\*

Gross Floor area. The sum of the gross horizontal areas of all floors of a structure, including interior balconies and mezzanines, measured from the exterior face of exterior walls, or from the centerline of a wall separating two (2) structures. The floor area shall include the area of roofed porches having more than one (1) wall and of accessory structures on the same lot. Stairwells and elevator shafts shall be excluded.

## MOTION CARRIED

- 3 Discussion and possible action on UDC amendment item 15-2, affecting section 35-430(c)(11): Electrical Substations. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Scott Lissy, CPS Energy, stated the request is to add the word “electrical substations”.

## MOTION

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

- (11) ~~Nonhabitable uses~~ as defined by the International Building Code or Residential Code and accessory uses that are subordinate to another use shall not require a subdivision plat. ~~Nonhabitable uses~~ may include: pumps, oil wells, sheds, security lights, traffic devices, monuments, signs/billboards, utility equipment huts, electrical substations, communication towers, or public infrastructure shall not require a subdivision plat. This shall also include fences as well as unenclosed structures such as porches, carports, decks, gazebos and pavilions.

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

## MOTION CARRIED

- 4 Discussion and possible action on UDC amendment item 5-33, affecting section 35-430(c)(12): Concession Stands. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Development Services Department, stated the request is for the plat exception to exclude concession facilities.

## MOTION

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

- (c) **Plat Exceptions.** In accordance with V.T.C.A. Local Government Code §§ 212.004 and 212.0045 the platting exceptions set forth below are established. Applicants exempt from subdivision plat approval may be subject to development plat approval requirements pursuant to section 35-432 of this article. Habitable uses within the regulatory floodplain shall always require platting. The applicant for plat exception shall provide proof of ownership in the form of a warranty deed and a current tax certificate with indication of no taxes due. The department of development services may issue building permits, and public utility providers may provide utility service, on any ~~unplatted~~ parcel otherwise subject to this section for the following activities:

\*\*\*\*\*

- (12) Public parks and golf courses owned, operated, or maintained by a governmental entity shall not require a subdivision plat. This exception shall not include athletic facilities such as stadiums, natatoriums, ~~concession facilities~~ or similar improvements within park facilities.

\*\*\*\*\*

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

## MOTION CARRIED

- 5 Discussion and possible action on UDC amendment item 6-4, affecting section 35-430(c)(18): Plat Exceptions. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

No present representative from the Food Policy Council.

Logan Sparrow, Development Services, presented item for the Food Policy Council. He stated the amendment request is to add an 18<sup>th</sup> plat exception regarding an urban farm or greenhouse.

## **MOTION**

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

- (18) An Urban Farm or Greenhouse as each is described in this chapter so long as each of the following criteria are met:
- a. The division does not create a lot smaller than 5,000 square feet in area except where the substandard parcel to be developed under this subsection is pre-existing.
  - b. There are no habitable structures on site (habitable does not include a utility shed).
  - c. There are no permanent toilets on site.

\*\*\*\*

**Item 1 was brought back at this time to be heard for a motion.**

## **MOTION CARRIED**

6. Discussion and possible action on UDC amendment item 18-7, affecting section 35-398 (b): Renewable Energy Systems. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Doug Melnick, Office of Sustainability, stated he met with a CPS representative to further discuss the definitions for “Solar Farm”, “Solar Array”, and “Solar Canopy”.

## **MOTION**

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

Amendment Language:

**STATEMENT OF PURPOSE**

*Renewable energy systems provide regulations for wind and solar energy generation uses and operations. The regulations codified herein are intended to provide an efficient way of producing renewable energy sources and balancing those against appropriate regulations for safety.*

*Wherever possible, renewable energy installations, including solar installations, should consider the placement, height, and design of solar panels, solar arrays, and solar farms to ensure that the systems do not reasonably interfere with other activities and uses.*

\*\*\*\*

(b) Solar Farms:

1. **Applicability.** The purpose of this subsection is to provide standards for fixed-panel photovoltaic solar farms consisting of ground-mounted solar panels that capture energy from the sun and convert it to electricity. **This includes, but is not limited to, solar farms sited on closed landfills and other brownfield sites (also known as "brownfields"), pollinator-friendly solar, and solar farms co-located with productive agricultural land (also known as "agrovoltaics").** The provisions of this section are based on a ground-mounted photovoltaic facility using a ramped post construction technique and panels that support the flow of rainwater between each module and the growth of vegetation beneath the arrays and limiting the impacts of stormwater runoff. The ramped post construction technique allows for minimal disturbance to the existing ground and grading of the site. Based on the assumed solar farm design, the City of San Antonio finds the use to be low intensity with minimal trip generation, low amounts of impervious cover, and low emission thus the use is compatible in non-urbanized, low-density areas with other agricultural and scattered industrial uses.

2. **Site Development Standards:**

\*\*\*\*

**~~a. Height:~~The average height of the solar panel arrays shall not exceed twelve (12) feet. The height regulations for all other structures are included in the Unified Development Code, Article III Zoning, Table 340-4.**

**~~d. Landscaping Buffer:~~** The primary use of the property shall determine the buffer requirement. Where a ground-mounted photovoltaic solar farm is the primary use the property shall be considered agricultural for the purposes of buffer requirements. There is no requirement for screening from public streets.

**~~e. Stormwater Management:~~** Fixed panel solar arrays shall be considered pervious and any fee in lieu of detention shall be considered based on impervious cover. The impervious cover calculation shall include the support posts of the panels, any roads or impervious driveway surfaces, parking areas and buildings on the site.

**~~f. Subdivision:~~** A property developed pursuant to this subsection shall be required to plot however water and sewer connections that not be required. Suitable fire department access shall be required. Outside of the city limits the county fire marshal shall make the determination of required fire access.

**~~g. Signage:~~** Signage shall conform to Chapter 26 of the Municipal Code as well as any sign limitations of the zoning district.

**~~h. Customer owned on-site power lines~~** shall be buried except where connecting to existing overhead utility lines. This requirement shall not apply to fiber optic connections.

**~~i. Fencing:~~** Due the unique security requirements of this land use, and to facilitate the educational value of seeing this land use, fencing up to eight (8) feet in height is permitted provided the fencing material is permanently open as defined in Appendix A.

**~~j. Local Municipal Code provisions not specified in this subsection are required including but not limited to tree preservation, traffic impact analysis and historic preservation.~~**

\*\*\*\*

**~~h. On-site power lines shall be buried except when connecting to existing overhead utility lines and solar infrastructure, including, but not limited to, panels, inverters, and distribution boards, or any other infrastructure at utility voltage. Customer-owned on-site power lines shall be buried except where connecting to existing overhead utility lines.~~** This requirement shall not apply to fiber optic connections.

\*\*\*\*

4. **Submittal Requirements:** Building permits are required for solar farms. Plans shall contain the following:

\*\*\*\*

**~~d.~~** A description of the electrical generating capacity and means of interconnecting with the electrical grid, and energy storage capabilities, if applicable, as coordinated and pre-approved with CPS Energy.

\*\*\*\*

**~~g.~~** Plan for systems performance monitoring, either physically on-site or virtually online, including the controls, monitors, and instrument to be used.

\*\*\*\*

6. **Discontinuation.** A solar farm shall be considered abandoned after ~~three (3) years~~ (4) years without energy production. The solar facility property owner shall remove all solar farm equipment and appurtenances within ninety (90) days of abandonment. Decommissioning must comply with Texas SB 780.

7. **Design Exceptions for Solar Farms on Closed Landfills and Other Brownfield Sites.** A solar farm located on a closed landfill that is properly capped in accordance with local and state law or on other brownfield sites shall not be required to adhere to the ramped post construction technique. Solar farms on these sites shall be permitted to be designed and built with structures that are ballasted and do not penetrate the surface.

10-7

(c) **Rooftop Solar Arrays**

1. **Applicability.** The purpose of this subsection is to provide standards for photovoltaic solar arrays consisting of rooftop-mounted panels that capture energy from the sun and convert it to electricity.

2. **Site Development Standards:**

**~~a.~~** All solar installations shall be in compliance with Texas Local Government Code Sec. 225.101.

**~~b.~~** All Municipal Code provisions not specified in this subsection are required including but not limited to tree preservation, traffic impact analysis and historic preservation.

3. **Permitted Use.** Rooftop solar arrays shall be permitted (P) by right on any viable structure, excluding accessory from CPS Energy.

4. **Submittal Requirements.** Building permits are required for rooftop solar arrays. Plans shall contain the following:

**~~a.~~** A site plan, drawn to scale, of the property indicating the total site acreage, landscape preservation, location of all structures, the proposed location of the solar panels, the location of the solar panels to structures and equipment on the building rooftop as well as distances to the property lines, as applicable. The site plan shall include any electric lines and/or overhead utility lines.

**~~b.~~** A description of the electrical generating capacity means of interconnecting with the electrical grid, and energy storage capabilities, if applicable, as coordinated and pre-approved with CPS Energy.

**~~c.~~** Drawings or blueprints of solar panels and arrays in conjunction with the application for a building permit for a rooftop solar array.

**~~d.~~** Structural engineering analysis for a solar panel array and its foundation, as applicable.

**~~e.~~** Manufacturer's recommended installation, if any.

**~~f.~~** Documentation of land ownership and/or local authority to construct on the property.

**~~g.~~** Plan for system performance monitoring, either physically on-site or virtually online, including the controls, monitors, and instrumentation to be used.

5. **Compliance With Other Regulations:**

1. Building permit applications for rooftop solar arrays shall be accompanied by a line drawing of electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the city's adopted electrical code and that has been pre-approved by CPS Energy as meeting their Distribution Generation Requirements and Guidelines.

2. Within the city limits, an executed interconnection agreement with CPS Energy is required prior to certificate of occupancy. In the LULU the interconnection agreement shall be provided prior to utility connection. This subsection does not waive any requirements of the city's building code, electrical code or other technical codes as applicable.

6. **Discontinuation.** A rooftop solar array shall be considered abandoned after three (3) years without energy production. The property owner shall remove all solar equipment and appurtenances within ninety (90) days of abandonment. Decommissioning must comply with Texas SB 780.

(c) **Solar Canopies**

1. **Applicability.** The purpose of this subsection is to provide standards for photovoltaic solar arrays consisting of raised or lifted panels that capture energy from the sun and convert it to electricity. A permit to alter, remove, or install may be required. Use, including, but not limited to, building, grounds, and surfaces. Such systems should not substantially impede or interfere with operations and activities beneath the canopies once the solar canopy system is operational.

**Amendment Title – ‘Sec. 35-A101. – Definitions and Rules of Interpretations.’**

**Amendment Language:**

**Solar Farm: an installation or area of land or water in which a collection of solar arrays are set up for the primary purpose to generate electricity and is connected at utility voltage.**

**Solar Array: a collection of linked solar panels, also known as photovoltaic panels, for the production of electricity.**

**Solar Canopy: an elevated structure that hosts solar array(s) and provides shade. The overhead solar canopy is typically installed in parking lots, playground areas, or other paved areas.**

\*\*\*\*\*

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

MOTION CARRIED

- 6 Discussion and possible action on UDC amendment item 6-5, affecting section 35-503: Parkland Dedication Requirement. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

No representative was present from the Food Policy Council.

Logan Sparrow, Development Services, presented item for the Food Policy Council. He stated the amendment request is to add to the statement of purpose language to include community gardens and urban farms.

## **MOTION**

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

*Parks and open space provide a valuable asset to the urban form of the city, its historical development, and the general welfare of its residents. Parks and open space have provided a significant role in the history of the City of San Antonio. The Laws of the Indies provided that the size of the parks and open spaces, such as plazas, shall be proportioned to the number of inhabitants and should take into consideration the growth of the community. Consistent with the historical development of the city, it is the intent of this section that parks and open space, including community gardens and urban farms, should provide focal points for new communities. A central square or green, for example, may comprise a majority of the area required for dedication.*

## **MOTION CARRIED**

- 7 Discussion and possible action on UDC amendment item 14-9, affecting section 35-503(a): Parkland Dedication Requirement. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Debbie Reid, Greater Edwards Aquifer Alliance, stated the request is to add the language of “open space” and “environmental integrity”.

Sandy Jenkins, Parks and Recreation, answered the committee members questions.

## **MOTION**

A motion was made by Committee Member Wright and seconded by Committee Member Brown for denial.

Sec. 35-503 – Public Parkland and Open Space Dedication Requirement.

Parks and open space provide a valuable asset to the urban form of the city, its historical development, its environmental integrity and the general welfare of its residents. Parks and open space have provided a significant role in the history of the City of San Antonio. The Laws of the Indies provided that the size of the parks and open spaces, such as plazas, shall be proportioned to the number of inhabitants and should take into consideration the growth of the community. Consistent with the historical development of the city, it is the intent of this section that parks and open space should provide focal points for new communities. A central square or green, for example, may comprise a majority of the area required for dedication.

(a) Applicability.

-----

(3) The provisions of this section are reduced or do not apply to:

A. A proposed subdivision located within:

1. An infill development zone,
2. Form based zoning district (FBZD), or
3. In the CRAIG area, as defined, for a development that includes a designation andrehabilitation of an eligible historic landmark not previously designated; or
4. When a non-residential use is proposed (examples include, public or private schools, assisted living facilities, nursing homes, churches, "D" - downtown district, and ROW).

B. A proposed subdivision located within a planning area which has a surplus of improved neighborhood park/open space, as designated in the parks system plan is able to reduce requirements by 50%, if the parkland provides connectivity to existing proposed parkland or trails, unless the surplus has been eliminated by the subsequent approval of residential dwelling units within the planning area, as measured by the level of service standard established in Table 503-1, column (B).

(b) Required Parkland.

(1) The following areas shall not be considered parkland pursuant to this subsection:

-----

- B. Utility easements, drainage easements, or street rights-of-way, unless such areas are useable for public recreational purposes and will not be permanently converted to a street or trench. Land underneath overhead utility lines shall in no instance be considered a park/open space except where used for jogging trails, bicycle trails, or parking areas accessory to a park/open space. Trails shall conform to standards set forth in Table 503-4 and shall not be given for trail only. It is encouraged that rights-of-way be used as the public accessible portion and with an additional 30 ft width.

may be used to meet other requirements, including but not limited to the provisions of Sec. 35-512 - Streetview, Street Standards and 12.7.2.2 - On-Street Street Management, but shall not be considered as green infrastructure or with nature-based storm water management practices.

(ii) Parkland Characteristics.

- (1) Generally, Land designated as parkland shall be maintained as a park or open space and may not be separately sold, subdivided, or developed except as provided below. A minimum of 80% of the surface of the property to be used to meet the parks and open space requirement shall remain in a previous condition, and a only to the extent shall be added to the site. The applicant shall provide at least three (3) acres of contiguous parkland if land is to be dedicated to the city.

The applicant shall meet the requirements for parkland dedication through either subsection (v)(3), (v)(4) or (v)(5) detailed below.

Table 503-5 at the end of this section provides a variety of options that may be utilized to meet the parkland dedication requirements. This table is for illustrative purposes only, and the language within each category is to serve as descriptive and not a requirement.

-----

- (5) Suitability. It, apply, to ensure that all designated parkland has suitable size, location, dimension, topography and general character, and proper road and/or pedestrian access, as may be appropriate, to be usable parkland, the following standards shall apply:

-----

- (7) Access. A minimum of 80% of required dedicated parkland will be accessible to the residents of the city. If streets are planned within a proposed single-family project, parkland provided pursuant to this section shall have direct access to said streets. Direct access shall not be less than fifty (50) contiguous feet along a public street or private street maintained by a homeowner's association. If no streets are planned within a proposed single-family project, parkland provided pursuant to this section shall have direct access of not less than fifty (50) contiguous feet along a public street. Parkland provided within proposed multi-family projects shall have direct access to a public street or private maintained by a homeowner's association or condominium association, or an independent maintained by an apartment association.

-----

- (g) Fee in Lieu of Land Dedication (Optional). The intent of the park dedication requirement is to provide parks in neighborhoods. However, circumstances may arise that do not allow parkland dedication.

- (3) For purposes of computing the fair market value of property, variable V in equation above, the applicant may select one (1) of the following:

A. The fair market value at the time of application of the undeveloped land as determined by a state-licensed certified real estate appraiser at the applicant's expense; or

- B. The actual purchase price of the property as evidenced by the applicant's most recent purchase money contract or closing statement dated within two (2) years of the date of application.

- (4) The fair market value, variable V, shall not be less than fifty thousand dollars (\$50,000) and shall not exceed one hundred fifty thousand dollars (\$150,000) per acre.

The fair market value cap may be revised annually during the city's budget adoption process beginning with the adoption of the fiscal year 2023 budget. The annual revision shall be based upon no more than the Consumer Price Index, beginning in 2013, and once every fifth year thereafter, the fair market value cap may be adjusted based on the evaluation and recommendation of a consultant selected and engaged by the city.

-----

Fitness, Jogging or Walking Trails	Trails shall have a minimum length of one-quarter (¼) mile. Trails shall be constructed of crushed granite, concrete, or asphalt, with a minimum thickness of four (4) inches, a minimum width of eight (8) feet, and shall be sloped to drain. A maximum of two and one-fourth (2¼) acres credit may be awarded for trails.	1.50 for first quarter (¼) mile length; .75 for an additional quarter (¼) mile length <u>unless the property connects to an existing or proposed trail system as a part of another property to allow continuous access for 1.25 credit.</u>
------------------------------------	--	---

-----

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

## MOTION CARRIED

- 8 Discussion and possible action on UDC amendment item 23-3, affecting section 35-503(c)(3)D: Parkland Dedication Requirement. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Sara Wamsley, Neighborhood and Housing, stated the request is to regarding affordable housing and parkland dedication.

Ian Benavides, Neighborhood and Housing, a answered the committee members questions.

## Public Comment:

Michael Taylor, Habitat for Humanity, answered committee members questions.

## MOTION

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

and location.

D. Affordable housing developments, projects providing at least 50% affordable housing units, may use the Trust for Public Land park score as an alternate method of providing parkland dedication. If the project is located within a ten minute walk of an existing park, no additional parkland shall be required. A ten minute walk shall be without barriers such as highways, train tracks, and roads without sidewalks.



**A verbal vote was taken, and all voted in affirmative except for committee member Brown.**

**MOTION CARRIED**

- 9 Discussion and possible action on UDC amendment item 7-1, affecting section 35-503(g)(6): Parkland Dedication Requirement. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Sandy Jenkins, Parks and Recreation, stated the amendment request is regarding the Parks Fee in lieu of Dedication.

Christina De La Cruz, Development Services Department, answered committee members questions.

**MOTION**

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

~~(6) All fees collected shall be used for the acquisition of land for a public park and/or development or construction of improvements to existing public parkland, within one (1) miles of the periphery of the proposed development. However, if [1] such acquisition opportunities are not available or [2] existing parkland is already developed or improved within one (1) mile of the proposed subdivision or development, then areas within two (2) miles of the periphery of the proposed subdivision or development may be considered. For fees collected that do not exceed fifteen thousand dollars (\$15,000.00), and there are no available properties within two (2) miles, then areas within four (4) miles of the periphery of the proposed subdivision or development may be considered for the acquisition and development of public parkland and/or construction of improvements to existing public parkland within such periphery.~~

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

**Committee member Ramirez left the PCTAC meeting at 2:30 pm.**

**MOTION CARRIED**

- 10 Discussion and possible action on UDC amendment item 5-42, affecting section 35-506 e (7): Transportation & Street Design. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Christina De La Cruz, Development Services Department, stated the request is to clarify secondary access.

**MOTION**

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

- (7) **Secondary/Additional Access.** Where a single-family residential or multi-family subdivision exceeds one hundred twenty-five (125) dwelling units ~~and has a minimum of four hundred (400) feet of frontage~~, additional access points to an existing ~~and/or~~ proposed collector ~~and/or~~ Arterial Street shall be required. In cases of limited frontage ~~and/or~~ where no additional access may be obtained despite reasonable efforts, the following options may be considered by the applicant:

- An administrative exception in accordance with Section 35-506(a)(7)(E) may be granted to allow a proposed collector or arterial street to be extended into and across the proposed development in order to provide for additional street capacity and as a means for access.

- The use of an existing or proposed dead-end collector or arterial shall be allowed to meet secondary access by making multiple connections to it, but for dead-end collectors the number of units to be served shall be limited to 500 dwelling units with an approved AEVR by the Director. The applicant may also provide a traffic analysis to show that more dwelling units can have access to the collector through the intersection and maintain a level of service "C". Development Services Department must review and approve the traffic analysis to allow more than 500 dwelling units.

When a new subdivision is proposed as part of a phased development which requires an MDP or PUD that will exceed one hundred twenty-five (125) buildable lots or units and where the proposed phase is connecting only to prior phases of the overall development and not to any collector or arterial, then the proposed phase or new unit of the subdivision will be required to have a secondary access for connectivity in accordance with Section 35-506(a)(7)(A).

All new collectors or arterials not extended for secondary access requirements shall be extended to a point where it is required for street capacity at which point a street meeting the necessary traffic demands may be extended to the adjoining properties. When connecting to existing adjacent dead end streets the same section shall be extended into the proposed development to a point where traffic demands dictate or allow for a different street classification. In the case where dead-end streets cannot be extended, but the right-of-way associated with the remaining extension can be dedicated, then the right-of-way shall be platted at the request of the City or County in the ETJ with no street plans or fiscal guarantee to ensure access for future build-out of the roadway extension.

In the case where a development is required to extend a collector or arterial street into the proposed subdivision in order to provide sufficient capacity, connectivity or hierarchy requirements, the proposed collector or arterial will not be immediately required to be fully extended as shown and approved by the respective MDP or PUD, but instead extend the collector or arterial street in accordance with the MDP or PUD phasing as approved.

..

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

## **MOTION CARRIED**

- 11 Discussion and possible action on UDC amendment item 24-2, affecting section 35-506(t): Transportation & Street Design. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

No representative present from the Transportation department.

Stephen Stokinger, Development Services Development, stated the request is to update examples in the code as options for traffic calming devices.

## **MOTION**

A motion was made by Committee Member Maldonado and seconded by Committee Member Sherrill to table this amendment and send it to the subcommittee.

- (3) **Traffic Control Calming Features.** A longer street length may be allowed through the placement of an approved traffic calming feature at a location which produces an unimpeded length of the street link which does not exceed the block length standards (subsection 35-515(b)(3, 4)).

Table 506-8 provisions describe and establish standards for permitted traffic calming devices where traffic calming measures are permitted as part of the roadway design elements in subsection B, above. The descriptions in Table 506-8 are described in the document entitled R. Ewing, traffic-calming: State-of-the-Practice (Institute of Transportation Engineers (ITE) and the Federal Highway Administration (FHWA) the City of San Antonio Traffic Calming ePrimer (last updated 2020 2047), -1000), which document is hereby incorporated by this reference. In addition, the director of planning and development services shall seek concurrence from the Bexar County engineer for any type of traffic calming feature proposed on residential roadways located in the ETJ as detailed in Table 506-8. Traffic calming options for local and collector streets are noted below:

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

## **MOTION CARRIED**

- 12 Discussion and possible action on UDC amendment item 5-2, affecting section 35-507(f)(2): Use of Easements. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Jasmine Welzien, Development Services Department, stated the request is for clarification on easements.

## MOTION

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

### (f) Easements.

(2) **Use of Easements.** If the owner of the property upon which a utility easement is located desires to use it for lawn purposes, fencing across the easement shall be permitted but gates or removable panels along the side lot lines must be provided. The gates or removable panels shall be sixteen (16) feet wide (two (2) eight-foot gates or panels or one (1) sixteen-foot gate or panel) and shall be capable of being opened and closed, or removed at all times. ~~Gates These gates~~ shall be secured in the center by a drop rod or some similar device which does not obstruct free passage over the easement. The drop rod may be lowered into a drop rod keeper installed ~~\$0.05~~ to be flush with the ground level. No permanent-type center pole for the gates may be erected. The gates shall remain unlocked at all times. Property owners who do not desire to use a utility easement for lawn purposes may fence their backyard area at the easement line. The property owner is responsible for the maintenance of the unused easement area even though it may be located beyond the rear fence of the property.

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

## MOTION CARRIED

- 13 Discussion and possible action on UDC amendment item 18-1, affecting section Division 3:Statement of Purpose. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Doug Melnick, Office of Sustainability, stated this is a proposed recommendation trying to create alignment between the UDC (Unified Development Code) and the SA Climate Ready Plan. He stated within the statement of purpose regarding landscaping and tree preservation, it simply adding a statement acknowledging the length between trees, climate change and mitigation.

## MOTION

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

**Amendment 18-1**

**Applicant:** Office of Sustainability

**Amendment Title** – ‘Article V: Division 3. -Landscaping and Tree Preservation.’

**Amendment Language:**

*STATEMENT OF PURPOSE*

*The purpose of these landscaping, street tree, screening, and buffer requirements is to provide standards that will protect the health, safety and general welfare of the public, enhance property values, and improve the appearance of the community through preservation of natural resources, trees, and native plants and maintaining the ecological balance of the area. These minimum requirements will:*

\*\*\*\*\*

- [To select tree and other plant materials that take into consideration climate change to ensure that species planted today can tolerate future climate conditions. Species with a high carbon storage capacity should also be prioritized as a climate mitigation strategy.](#)

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

**MOTION CARRIED**

- 14 Discussion and possible action on UDC amendment item 2-2, affecting section 35-510: Statement of Purpose. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Dana Nichols, SAWS, stated this is simply to reference sections that are currently in Chapter 34 Article 4 of the City Code.

**MOTION**

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

**Amendment 2-2**

**Applicant:** SAWS

**Amendment Title** –‘Sec. 35-510 – Buffers’

**Amendment Language:**

**Sec. 35-510. - Buffers.**

*STATEMENT OF PURPOSE*

*The intent of buffering is to implement Policy 3c of the Neighborhoods Element of the Master Plan to provide landscaped separation between residential and nonresidential uses and to screen from view certain land uses that may create visual clutter and distraction. The standards of this section provide for increases in the width and the opacity of the ~~buffer yard~~ as the land use intensity of the new or expanded development increases.*

[Section to include by reference to Chapter 35 Section 35-510 Statement of Purpose to ease the ability of the development community to find applicable City of San Antonio ordinances located in Chapter 34 Article IV.](#)

[Ch 34. Art. IV. Div. 1 Sec 34-275 \(1\)-\(8\)](#)

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

**MOTION CARRIED**

- 15 Discussion and possible action on UDC amendment item 2-3, affecting section 35-510: Statement of Purpose. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

## MOTION

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

Amendment 2-3  
Applicant: SAWS

Amendment Title – 'Sec. 35-510 – Buffers'

Amendment Language:

Sec. 35-510. - Buffers.

### STATEMENT OF PURPOSE

*The intent of buffering is to implement Policy 3c of the Neighborhoods Element of the Master Plan to provide landscaped separation between residential and nonresidential uses and to screen from view certain land uses that may create visual clutter and distraction. The standards of this section provide for increases in the width and the opacity of the ~~buffer yard~~ as the land use intensity of the new or expanded development increases.*

[Section to include by reference to Chapter 35 Section 35-510 Statement of Purpose to ease the ability of the development community to find applicable City of San Antonio ordinances located in Chapter 34 Article IV.](#)

[Ch 34, Art. IV, Div. 1 Sec. 34-273 \(2\)c.](#)

[c. Irrigation systems newly installed after January 1, 2010 in residential dwellings may not cover more than 10,000 square feet of landscape with spray or rotor irrigation heads. The use of drip irrigation or micro-sprays may be used to expand the coverage size upon approval of the residential landscape plan by SAWS.](#)

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

## MOTION CARRIED

- 16 Discussion and possible action on UDC amendment item 9-1, affecting section 35-510(a)(2-5): Bufferyards. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated this amendment is sponsored by the Board of Adjustment. She stated there are a few minor clarifications such as accessory structure under 300 square foot in size does not require a building permit. Also, the language now that is introduced allows the Board of Adjustment to eliminate the required buffer yard. The other edit is changing the text of the table for required buffer yard to utilize the basic name that is used through out the code. Lastly, editing the requirements of landscape buffers when abutting industrial zone.

## MOTION

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



**AYES:** Carrillo Haynes, Garcia, Dessouky, Teel, Wright, Tackett, Liesman, Plagens, Brown, Hanley, Tapia, Manna, Sherrill, Ramirez, Vasquez  
**NAYS:** Sipes, Fullerton, Estrada, Reid, Maldonado

**MOTION CARRIED**

- 18 Discussion and possible action on UDC amendment item 15-1, affecting section 35-510(c)(4): Bufferyards. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

**This amendment has been withdrawn.**

- 19 Discussion and possible action on UDC amendment item 5-3, affecting section 35-514(a)(3): Freestanding Walls. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Jasmine Welzein, Plans Examiner, stated this is simply to add text to clear clarification.

**MOTION**

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

**Amendment 5-3**

**Applicant:** Development Services

**Amendment Title –** 'Sec. 35-514. – Fences.'

**Amendment Language:**

**(a) General.**

- (3) Freestanding walls, not an integral load bearing portion of a structure, whether constructed of masonry or wood framing, shall be considered fencing. Walls connected to a commercial or industrial building and designed as a visual and noise barrier between a loading dock or similar use and a residential use, shall not be considered fencing and may extend to a height of sixteen (16) feet and a distance of fifty-five (55) feet from the building. For residential uses, walls connected to a dwelling unit, creating and enclosing a courtyard with access to the interior, shall be permitted with a maximum wall height of one-story. The enclosed courtyard shall meet all setbacks and be considered part of the home floor area. Walls to be constructed in excess of eight (8) feet in height shall require certification by a licensed engineer that the foundation and support structure are designed to sustain wind loads in accordance with the International Building Code.

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

**MOTION CARRIED**

- 20 Discussion and possible action on UDC amendment item 5-22, affecting section 35-514(c)(2)B: Fencing. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Policy Administrator, stated this amendment regarding fencing is to simply to include properties abutting railroad ROW (Right of Way).

## **MOTION**

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

---

### **Amendment 5-22**

**Applicant:** Development Services

**Amendment Title** – ‘Sec. 35-514.- Fences.’

**Amendment Language:**

**(c) Height Limitation.**

- (2) Notwithstanding the provisions of subsection (c)(1), above, a fence may be erected or altered up to a height of eight (8) feet where:

- A. The ground floor elevation of either the principal dwelling on the property or the principal dwelling on an abutting lot is at least four (4) feet higher than the elevation at the shared lot line; or  
B. The fence is erected along a side or rear lot line which abuts an alley, [railroad ROW](#), or a street with a classification other than a local street; or

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

## **MOTION CARRIED**

- 21 Discussion and possible action on UDC amendment item 9-2, affecting section 35-514(c)(2)(F): Fencing. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Catherine Hernandez, Development Services Department, stated this amendment is sponsored by Board of Adjustment related to allowances for 8 foot fences. This simply adding language to allow for an 8-foot fence when there is a above ground and underground pools.

## **MOTION**

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



**Amendment 9-2**  
**Applicant: Development Services on behalf of Boards of Adjustments**

**Amendment Title** – 'Sec. 35-514 - Fences.'

**Amendment Language**

\*\*\*\*\*

(c) **Height Limitation.**

- (2) Notwithstanding the provisions of subsection (c)(1), above, a fence may be erected or altered up to a height of eight (8) feet where:
- A. The ground floor elevation of either the principal dwelling on the property or the principal dwelling on an abutting lot is at least four (4) feet higher than the elevation at the shared lot line; or
  - B. The fence is erected along a side or rear lot line which abuts an alley or a street with a classification other than a local street; or
  - C. The fence is a sound barrier or a security fence for a public or institutional use; or
  - D. The additional fence height is permitted by the city council pursuant to a rezoning or specific use authorization; or
  - E. The fence is located on a side or rear lot line of a single-family, duplex, or mixed-residential use which abuts a multi-family residential, commercial, industrial, or park use.
  - F. [The fence is located in a side or rear yard of a single-family residential property that contains a below ground swimming pool/hot tub or above ground swimming pool in the rear yard or in the side or rear yard of a single-family property that abuts one with a below ground swimming pool/hot tub or above ground swimming pool.](#)
  - G. In any side or rear yard where a slope is present, the height of a fence may be adjusted to allow the top of the fence to be level, and perpendicular to the support posts at a height greater than six (6) feet, provided that the height of the fence at the highest elevation does not exceed eight (8) feet. ~~In order to~~ maintain a uniform appearance, whenever a fence higher than six (6) feet is allowed by this subsection, all side and rear yard fences may be allowed up to eight (8) feet in height above grade.

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

**MOTION CARRIED**

- 22 Discussion and possible action on UDC amendment item 5-4, affecting section 35-514(d)(1): Fencing Requirements for Uses Adjoining Single-family Residential Uses. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Jasmine Welzein, Plans Examiner, stated they are proposing to add the “exception”, as an option, that the developer may submit an agreement to maintain existing fencing.

**MOTION**

A motion was made by Committee Member Garcia and seconded by Committee Member Vasquez to approve as amended.

**Amendment 5-4**  
**Applicant: Development Services**

**Amendment Title** – 'Sec. 35-514. – Fences.'

**Amendment Language:**

(d) **Fencing Requirements for Uses Adjoining Single-Family Residential Uses.**

- (1) All property zoned for nonresidential or multi-family residential uses including residential districts with conditional uses or specific use authorizations for nonresidential uses, excluding property located within the mixed-use district "MXD" or infill development zone "IDZ," shall erect and maintain solid screen (opaque) fencing along the property boundaries adjacent to an existing single-family residential use.

[Exception: Where there is an existing compliant six \(6\)-foot fence on the single-family property boundary, the nonresidential or multi-family residential developer may submit a signed agreement from the property owner and all adjacent property owners to maintain the existing single-family fence.](#)

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

**MOTION CARRIED**

- 23 Discussion and possible action on UDC amendment item 5-27, affecting section 35-515(a)(2)A: Building on or near lot line. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Policy Administrator, stated this amendment is to clarify the Common Property Line language.

## MOTION

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

### Amendment 5-27

Applicant: Development Services

Amendment Title – 'Sec. 35-515. - Lot Layout Regulations.'

#### (1) Building on ~~or Near~~ Common Property Line (Single-Family Use Only).

*The current adopted International Building Code and International Residential Code do not provide for building over common property lines without appropriate fire rated walls, projections, openings, and penetrations (for the purpose of this section a "common property line" shall refer to any property line between multiple platted lots under the same ownership as indicated in the property records of Bexar County, Texas). The strict interpretation of such a provision adversely impacts the single-family housing market and specifically inner-city areas which were developed with lots as narrow as twenty-five (25) feet in width. Therefore, the cost of rectifying common property lines by an amending plat unfairly impacts housing cost, especially on inner-city lots.*

A. A single-family structure, addition, or accessory structure (~~excluding accessory dwellings~~) may be built over a common property line if each and ~~all of~~ the following conditions are met:

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

## MOTION CARRIED

## 2<sup>nd</sup> MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Vasquez to reconsider this item.

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

## MOTION CARRIED

## FINAL MOTION

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

**Amendment 5-27**

**Applicant:** Development Services

**Amendment Title** – 'Sec. 35-515. - Lot Layout Regulations.'

**Amendment Language:**

**(1) Building on ~~or Near~~ Common Property Line (Single-Family Use Only).**

*The current adopted International Building Code and International Residential Code do not provide building over common property lines without appropriate fire rated walls, projections, openings, penetrations (for the purpose of this section a "common property line" shall refer to any property line between multiple platted lots under the same ownership as indicated in the property records of Bexar County, Tex). The strict interpretation of such a provision adversely impacts the single-family housing market specifically inner-city areas which were developed with lots as narrow as twenty-five (25) feet in width. Therefore, the cost of rectifying common property lines by an amending plat unfairly impacts housing owners, especially on inner-city lots.*

A. A single-family structure, addition, or accessory structure (~~excluding accessory dwellings~~) may be built over a common property line if each and ~~all of~~ the following conditions are met:

1. ~~All of~~ the subject lots shall be under ownership of a single person, partnership, corporation or other recognized legal entity.
2. The building, addition, or accessory structure to be constructed is for single-family use and no other use.
3. The lots must be platted unless the property is located in the original 36-square mile area of San Antonio, and the boundaries of the lots were recorded in the Deed and Property Records of Bexar County prior to June 14, 1927. It shall be the obligation of the applicant to provide documentation of the lots' platting or recording prior to June 14, 1927.
4. The side and rear setbacks of the structure in question shall be no less than that required in section 35-310 table 310-1.
5. All of the lots in question are within one of the following single-family zoning districts: FR, RP, RE, RD, R-20, NP-15, NP-10, NP-8, R-6, R-5, R-4, ~~or R-3, R-2, R-1, RM-6, RM-5, RM-4, or zoned MF but developed for a single-family use.~~
6. Prior to receiving a building permit the owner shall obtain a certificate of determination from the development services department that the above five (5) conditions have been met. In addition, if the subject property is in a historic district, the historic preservation officer must make a finding of compliance and compatibility with the provisions of the applicable historic district prior to issuance of a building permit. If the subject property is in a neighborhood conservation district the director of development services must make a finding of compliance and compatibility with the provisions of the applicable neighborhood conservation district prior to issuance of a building permit.

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

**MOTION CARRIED**

- 24 Discussion and possible action on UDC amendment item 5-5, affecting section 35-515(f):Townhouse Subdivisions. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Jasmine Welzein, Plans Examiner, stated this is proposed amendment is to remove the text for the townhouse subdivision lots.

**MOTION**

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

**Amendment 5-5**

**Applicant:** Development Services

**Amendment Title** – 'Sec. 35-515. – Lot Regulations.'

**Amendment Language:**

**(f) Townhouse Subdivisions.**

For townhouse subdivisions, adequate provision shall be made by the subdivider for common ownership and maintenance of community facilities such as recreation and open space, parking, access and similar common use areas. Such open and service areas shall be described and so indicated on the subdivision plat. The description "townhouse subdivision" shall be prominently indicated on the subdivision plat. Also the plat shall include a statement which indicates that any lots with reduced lot sizes for the zoning district in which the project is located or any lot with townhome side setbacks as designated in Section 35-373(b) of this Chapter shall be utilized exclusively for townhome use designating all lots in the subdivision to be limited to townhouse use. The subdivider shall also furnish the city two (2) copies of deed restrictions limiting the property to townhouse use and providing disposition and maintenance covenants on all open space or other common ownership areas. Such restrictions shall be recorded by the applicant at the time of plat recordation. Along with the required plat filing fees, an additional fee shall be provided by the subdivider to cover county recording costs of such restrictive covenants.

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

**MOTION CARRIED**

- 25 Discussion and possible action on UDC amendment item 5-41, affecting section 35-516(o):Setback & Frontage Regulations. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Policy Administrator, stated this amendment is to removed language on plats regarding setback and frontage.

**MOTION**

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

**Amendment 5-41**

**Applicant:** Development Services

**Amendment Title** – 'Sec. 35-516. – Setback and Frontage Regulations.'

**Amendment Language:**

~~(e) Previous Plats. The setback line, as shown on plats initiated two (2) years prior to December 2, 2004, shall be recognized as the official setback line.~~

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

**MOTION CARRIED**

- 26 Approval of minutes from the February 28, 2022, meeting.

Committee Member Maldonado asked all written comments received be included in the minutes.

**1<sup>st</sup> MOTION**

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

**AYES:** Garcia, Wright, Tackett, Liesman, Plagens, Hanley, Tapia,

**NAYS:** Carrillo Haynez, Sipes, Fullerton, Estrada, Manna, Reid, Vasquez, Maldonado

**ABSTAIN:** Dessouky, Teel, Sherrill

Committee Member Brown left the meeting and was not present for the vote.

**MOTION FAILED**

**2<sup>nd</sup> MOTION**

A motion was made by Committee Member Maldonado and seconded by Committee Member Fullerton to table minute to the next meeting.

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

**MOTION CARRIED**

27 Directors Report: Update on UDC Amendment Process.

Logan Sparrow, Policy Administrator, briefed committee members on upcoming amendments.

28 **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 3:57 pm

APPROVED

Julia Carrillo-Haynes, Vice Chairman

ATTEST:

Logan Sparrow, Executive Secretary