

City of San Antonio



MINUTES

Planning Commission

Development and Business Services

Center

1901 South Alamo

Monday, December 1, 2021

9:00 AM

Videoconference

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

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

Telephone Access: 210 206 5483

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

The Planning Commission Technical Advisory Committee (PCTAC) is a subcommittee that advises the Planning Commission on matters as requested by the Commission. Members of the PCTAC are appointed by the Planning Commission.

To watch and listen to this meeting, visit [www.sanantonio.gov/DSD/Boards/Meeting Videos](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 meetings and state law. Public comment may also be provided as follows:

1. Submit written comments by email or mail by Tuesday, November 30, 2021 by 8am to the case manager or drop off written comments at 1901 S Alamo by Tuesday, November 30, 2021 by 8am. Please include your full name, home or work address, item # and/or address of the request. Written comments will be part of the official written record only.

2. Leave a voice message of a maximum of two minutes by dialing 210 206 (PLNG)7564 by Tuesday, November 30, 2021 by 8am. Your message will be played during the meeting. Please include your full name, home or work address, item # and/or address of the request.

3. Sign up to give your comments live during the meeting by leaving your name, telephone number, and item on which you would like to speak on at 210 206 (PLNG) 7564. City staff will call you when your item is up for discussion but cannot guarantee a specific time after 9 am. Once you join the call, you will be given two minutes to provide your comments.

*Note: Written comments, voicemails, and request to make comments during the live meeting must be received by Tuesday November 30, 2021 at 8am to give time for translation.

9:00 A.M. Call to Order

Roll Call:

Present: George Peck, Connie Gonzalez, Julia Carrillo Haynes, Robert Sipes, Seth Teel, Cruz, Susan Wright, Ashley Farrimond, Bob Liesman, Ryan Plagens, Armando Niebla, Ken Brown, Robert Hanley, Monica Savino, Erik Estrada, Phillip Manna, Jody Sherrill, Deborah Reid, Brittany Dale, Joe Nix, Michael Moore

Absent: John Jackson, Gayle McDaniel, Maria Cruz, Allison Cohen, Melinda Smith, Juan Fernandez, Cara Tackett, Michael Taylor, Robert Tapia

City Staff: Melissa Ramirez, Monique Mercado, Lauren Chavez, Valerie Huerta- Rodriguez, Riley Boesiger, Thomas Filopoulos

Public Comment – There was no public comment.

New Business

1. Briefing on approved amended PCTAC bylaws.

Monique Mercado, Principal Planner, briefed committee members on bylaws.

2. **Major Thoroughfare Plan Amendment:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by removing a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right of way, between existing Pinn Road and existing Highway 151. Staff recommends approval. (Greg Reininger, Principal Planner, (210) 207-4032, Gregory.Reininger@sanantonio.gov).

Greg Reininger, Principal Planner, Public Works, presented item. He stated on the Major Thoroughfare Plan, Marbach Road is designated as a Secondary Arterial Type A, requiring 86 feet of right of way. The request is to remove a proposed segment of Marbach Road, between existing Pinn Road and existing Highway 151. The alignment as adopted currently bisects approximately 3,400 feet of the 100-year flood plain. An existing school and daycare are currently located on the corner of Marbach Road and Pinn Road in the direct path of the thoroughfare alignment. Currently, north and south traffic is handled by Military Drive to the west and Callaghan Road to the east.

MOTION CARRIED

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

AYES: Peck, Gonzalez, Carrillo Haynes, Sipes, Teel, Wright, Farrimond, Liesman, Plagens, Niebla, Brown, Hanley, Savino, Estrada, Manna, Sherrill, Reid, Dale

NAYS: None

MOTION CARRIED

3. **Major Thoroughfare Plan Amendment:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Kelly Parkway, a Super Arterial Type A requiring 200' – 250' feet of right of way, between existing Mauermann Road and existing Pleasanton Road as well as existing US 281 and existing FM 1937. Staff recommends approval. (Greg Reininger, Principal Planner, (210) 207-4032, Gregory.Reininger@sanantonio.gov).

Greg Reininger, Principal Planner, Public Works, presented item. He stated Kelly Parkway is designated as a Super Arterial Type A, requiring 200 – 250 feet of right of way. The request is to realign a proposed segment of Kelly Parkway, between existing Mauermann Road and existing Pleasanton Road as well as existing US 281 and existing FM 1937. Currently the east-west connectivity between SH 16 and IH 37 is handled by Loop 1604 and Loop 410. This realignment also retains the connection that Kelly Parkway is meant to serve as adopted in the Major Thoroughfare Plan while avoiding conflict with the existing overhead transmission lines. Currently the east-west connectivity between State Highway 16 and IH 37 traffic is handled by Loop 1604 and Loop 410. These limited connections are why Kelly Parkway, and the East-West Connector are proposed in the Major Thoroughfare Plan to provide access. Presently the major trip generators in the region are Texas A&M San Antonio Campus, Toyota Manufacturing Plant, Mission del Lago Master planned development and the NAVISTAR manufacturing plant. The Master Plan 2020 for Texas A&M University suggests plans of expanding the campus and significant increase the student intake through 2025. The possible future growth of the undeveloped parcels in the region and the finished construction of NAVISTAR plant will attract more trips to the region. The existing roadways will exceed capacity and operate at an undesirable level of service in the study area. The future traffic growth supports the essential need to implement Kelly Parkway. This realignment also retains the connection that Kelly Parkway is meant to serve as adopted in the Major Thoroughfare Plan. The additional capacity and access will support continued development of Verano, Texas A&M San Antonio Campus, and handle the future traffic demand as a result of the growth of undeveloped regions near the Kelly Parkway MTP alignment. This proposed alignment also avoids conflict with the existing overhead transmission lines. This amendment is in conjunction with the previous amendment adopted by City Council in April of 2021 and will create a continuous alignment between existing Mauermann Road and existing FM 1937.

Margarita Hernandez, Assistant to Director, stated this is just a planning document. There is no funding mechanism, there is no proposed construction project. As stated previously, the construction of the major thoroughfare is done thru development as the development is what initiates the realignment.

MOTION CARRIED

A motion was made by Committee Member Wright to request staff to go back and reevaluate the comments that were made today in terms of alternate alignment and reconsider this item in the future. The motion was seconded by Committee Member Hanley.

**AYES: Peck, Gonzalez, Sipes, Teel, Wright, Farrimond, Plagens, Niebla, Hanley,
Savino, Estrada, Manna, Sherrill, Reid, Dale**

NAYS: Carrillo Haynes, Liesman, Brown,

MOTION CARRIED

Old Business

4. Approval of minutes from the October 20, 2021, meeting.

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

A unanimous verbal vote was taken.

5. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 10:07 am

APPROVED

George Peck, Chairman

ATTEST:

Logan Sparrow, Executive Secretary