

City of San Antonio



MINUTES

Planning Commission

Development and Business Services

Center

1901 South Alamo

Monday, May 9, 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).

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 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 Monday May 9, 2022 at 8am to give time for translation.

12:32 Call to Order

-Roll Call

Present: George Peck, Julia Carrillo Haynes, Michael Garcia, Robert Sipes, Seth Teel, Allision Cohen, Susan Wright, Ashley Farrimond, Cara Tackett, Bob Liesman, Ryan Plagens, Ken Brown, Robert Hanley, Christopher Fullerton, Robert Tapia, Erik Estrada, Phillip Manna, Jody Sherrill, Deborah Reid, Alex Ramirez, Bianca Maldonado, Michael Moore

Absent: Jesse Vasquez, Joe Nix

City Staff: Michael Shannon, Logan Sparrow, Monique Mercado, Audrey Zamora, Catherine Hernandez, Lauren Chavez, Riley Boesiger, Valerie Huerta, Stephen Stokinger, Michael Uresti, Rachel Holder, Daniel Hazlett, Jenny Ramirez

12:37 pm- Cara Tackett entered the board room

Committee Member Maldonado requested a point of clarification on items 25, 26 & 27 on the agenda.

MOTION

A motion was made by Committee Member Brown and seconded by Committee Member Maldonado to not re-consider items 25, 26 & 27 on the PCTAC agenda May 9, 2022.

Roll Call Vote:

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

NAYES: Liesman

MOTION CARRIED

Public Comment:

Voicemails:

Chris Priddy spoke in favor of amendment 25-1.

Collen Waguspak, spoke in favor of amendment 16-4.

Collen Waguspak, spoke in favor of amendment 26-1.

Dean Morales, spoke in favor of amendment 26-1.

Elaine Flannigan, spoke in favor of amendment 26-1.

Fredericka Kushner, spoke in favor of amendment 26-1.

Gemma Kennedy, spoke in favor of amendment 26-1.

Greg Smith, spoke in favor of amendment 26-1.

Jenna Hoffman, spoke in favor of amendment 26-1.

Lori Warren, spoke in favor of amendment 25-1.

Michelle Molina, spoke in favor of amendment 25-1.

Roland Mazuca, spoke in favor of amendment 26-1.

Stacy Schwantz, spoke in favor of amendment 26-1.

Old Business

27. Approval of minutes from April 25, 2022 meeting.

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Hanley to Approve as presented.

**A verbal vote was taken, and all voted in affirmed.
Committee Members Garcia and Carrillo-Haynes abstained from the vote.**

MOTION CARRIED

New Business

- 1 Discussion and possible action on UDC amendment item 20-5, affecting section 35-614: Demolition. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Office of Historic Preservation, applicant, stated this amendment was postponed from March and regards the historic landmark demolition, and minor changes of words and added references have been made.

No Public Comment

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Manna to Approve as Amended.

Sec. 35-614 – Demolition of a Landmark or Contributing Property

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

- (a) **Applicability.** The provisions of this section apply to any application for demolition of a historic landmark ~~including those previously designated as historic~~ exceptional or historic ~~significant or contributing property to a historic district.~~

- (1) ~~Historic Landmark. No certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant in the case of a historic landmark; if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided in subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.~~
- (2) ~~Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.~~
- (3) ~~Property Located in Historic District and Contributing to District. Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c) in order to receive a certificate for demolition of the property.~~

- (b) **Initiation.** Requests for the demolition of a historic landmark or contributing property to a historic district may be made in accordance with section 35-608(b).

- (c) **Completeness Review.** See section 35-608(c).

- (d) **Review Process.**

1. **Review Period.** Whenever an application for a certificate regarding the demolition is submitted to the historic and design review commission, the historic and design review commission shall not hold a public hearing on the application for sixty (60) days from the date the application is received by the office of historic preservation. This time period is intended to permit the city historic preservation officer to discuss the proposed demolition informally with the property owner, other city officials, registered neighborhood associations, and local preservation organizations, to see if an alternative to demolition can be found before a formal consideration of the application by the historic and design review commission. At least one meeting with the registered neighborhood association and other stakeholders shall occur within this period if the proposed demolition is located within a historic district. The historic preservation officer shall prepare, as a part of the submission, a

report to the historic and design review commission analyzing alternatives to demolition, and request from other city departments or agencies information necessary for the preparation of this report.

2. **Changes to Application Status.** If within this sixty-day period any one (1) of the following three (3) events shall occur, the historic and design review commission may defer hearing the application for six (6) months and it shall be considered to have been withdrawn by the applicant during such six-month period:

- The owner shall enter into a binding contract for the sale of the property.
- Approved arrangements shall be made for the structure to be moved to an approved new location, or
- The City of San Antonio shall determine to condemn the property and take it by the power of eminent domain for rehabilitation or reuse by the city or other disposition, with appropriate preservation restrictions in order to promote the historic preservation purposes of this chapter to maintain the structure and protect it from demolition.

If within the sixty-day period none of the three (3) events summarized above shall have occurred, this historic and design review commission shall schedule a hearing on the demolition application at its next regularly scheduled meeting following the expiration of the sixty-day period, shall request all knowledgeable parties to comment at the hearing on the proposed demolition, and shall make its written recommendation within thirty (30) days after hearing the request for demolition. The historic and design review commission shall also request the city engineer or a third-party consultant to prepare a report on the status of repair and structural stability of the structure for which an application to demolish has been filed. This report shall be presented to the city HPO prior to the date of the historic and design review commission's hearing on the demolition permit application, and shall become part of the administrative record on the application.

3. **Additional Materials.** The applicant shall submit all necessary materials to the historic preservation officer, hereafter referred to as the HPO, at least fifteen (15) days prior to the public hearing in order that staff may review and comment and/or consult on the case. Staff and/or professional comments shall be forwarded to the HPO for consideration and review, and made available to the applicant for consideration prior to the hearing. The HPO may require that an applicant furnish such additional information that is relevant to its determination of unreasonable economic hardship and may require that such additional information be furnished under seal. The HPO or its agent may also furnish additional information as the HPO believes is relevant. The HPO shall also state which form of financial proof it deems relevant and necessary to a particular case. In the event that any of the required information is not reasonably available to the applicant and cannot be obtained by the applicant, the applicant shall file with his affidavit a statement of the information which cannot be obtained and shall describe the reasons why such information cannot be obtained.

- (e) **Approval Criteria.** No certificate shall be issued for demolition of a historic landmark or property located within a historic district unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance as provided in this section in order to receive a historic and design review commission recommendation for a certificate for demolition.

1. ~~(b)~~ **Unreasonable Economic Hardship.**

A. ~~(1)~~ Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

B. ~~(2)~~ Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate, terms and conditions of the lender, development agreements entered into by the owner, etc.), nor shall it consider a claim of unreasonable economic hardship by a prospective or pending buyer of the property. When a claim of unreasonable economic hardship is made, the owner must provide sufficient evidence to support a finding by the commission that:

~~1. A.~~ The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed.

~~2. B.~~ The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

~~3. C.~~ The owner has owned the property for a minimum of two (2) years and has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship imposed by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

~~4. D.~~ Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC. Additional reports or analyses shall be provided prior to the date of the historic and design review commission's hearing on the demolition permit application and shall become part of the administrative record on the application.

~~C(3). Evidence.~~ The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

~~A.~~ For all structures and property:

- The past and current use of the structures and property;
- The name and legal status (e.g., partnership, corporation) of the owners;
- The original purchase price of the structures and property;
- The assessed value of the structures and property according to the two (2) most recent tax assessments;
- The amount of real estate taxes on the structures and property for the previous two (2) years;
- The date of purchase or other acquisition of the structures and property;
- Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

~~(4) Decision.~~ Should the applicant for a certificate regarding demolition of a historic landmark satisfy the historic and design review commission that he will suffer an unreasonable economic hardship if a demolition permit is not issued, or, in failing to demonstrate unreasonable economic hardship, the applicant demonstrates loss of significance which shows demolition of the significant historic landmark, the historic and design review commission shall recommend approval of a certificate for the issuance of a demolition permit.

~~(4) Documentation and Strategy.~~

- Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints or provide a set of digital photographs in 800 dpi color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.
- Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.
- Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-409, new construction, are met, and the property owner provides financial proof of his ability to complete the project.
- When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

~~(b) ~~(1)~~ Issuance of Permit.~~ When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. ~~Permits for demolition and construction shall be issued simultaneously if requirements of this section related to new construction are met, and the property owner provides financial proof of his ability to complete the project. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.~~ Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,000 square feet = \$2,000.00
2,001—10,000 square feet = \$5,000.00
10,001—25,000 square feet = \$10,000.00
25,001—60,000 square feet = \$20,000.00
Over 60,000 square feet = \$30,000.00

- All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- Any listing of the structures and property for sale or rent, price asked and offers received;
- Any consideration given by the owner to profitable adaptive uses for the structures and property;
- Any replacement construction plans for proposed improvements on the site;
- Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, an irrevocable trust for completion of improvements, or a letter of commitment from a financial institution; and
- The current fair market value of the structure and property as determined by a qualified appraiser.

~~xiv.~~ Any property tax exemptions claimed in the past five (5) years.

~~For income producing structures and property:~~

- Annual gross income from the structure and property for the previous two (2) years;
- Itemized operating and maintenance expenses for the previous two (2) years; and
- Annual cash flow, if any, for the previous two (2) years.

~~C.~~ In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

~~D.~~ Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

~~2. ~~(4)~~ Loss of Significance.~~ When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition.

If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

NOTE: Refer to City Code Chapter 10, Subsection 10-119(c) regarding issuance of a permit.

~~(1) Subsequent Application.~~ See section 35-409(a).

~~(2) Scope of Approval.~~ See section 35-409(b).

~~(3) Recording Procedures.~~ See section 35-409(c).

~~(4) The historic preservation officer may approve applications for demolition permits for non-contributing non-residential buildings within a historic district which are currently designated as garages, sheds, and greenhouses as determined by the historic preservation officer to not possess historic or archaeological significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.~~

(Ord. No. 98497 [6] (Ord. No. 2010-06-24-0616 [2, 6-24-10] (Ord. No. 2014-04-10-0229 [4, 4-10-14] (Ord. No. 2016-10-26-0921 [2, 10-26-15] (Ord. No. 2016-12-17-1077 [2, 12-17-15, Ord. No. 2017-12-14-1618 [2, 12-14-17]

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

MOTION CARRIED

- Discussion and possible action on UDC amendment item 20-14, affecting section 35-620: Reserved. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Office of Historic Preservation, applicant, stated this is a new section added regarding the demolition permit process for non-historic regular demolition requests.

No Public Comment

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Manna to Approve as Amended.

Sec. 35-620. – Demolition Permit Review and Historic Assessment

1. Applicability. The provisions of this section apply to any request to demolish or partially demolish any building, object, site, or structure that is not a historic landmark or located within a historic district.
2. Initiation. All applications for permits to demolish buildings, objects, sites, or structures which are not historic landmarks or located within a historic district shall be referred to the city HPO for the purpose of determining whether or not the building, object, site, or structure may have historical, cultural, architectural, or archaeological significance. Requests for demolition review shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Required application materials are listed in section 35-B129 of this chapter. Completed applications shall be returned to the office of historic preservation for review and processing as applicable.
3. Completeness Review. See section 35-402 of this chapter. For purposes of this section and subsection 35-402(c), the historic preservation officer is the administrative official with original jurisdiction to review applications and submitted written support for completeness.
4. Assessment and Recommendation. Following receipt of a complete application, properties shall be evaluated for eligibility under the Designation Criteria for Historic Districts and Landmarks outlined in 35-607. The historic preservation officer shall determine whether or not the building, object, site, or structure may have historic, cultural, architectural, or archaeological significance within thirty (30) days after receipt of the completed application. Interim controls for the property shall apply in accordance with section 35-606(e).
5. Decision. If the building, object, site, or structure is determined to have no cultural, historical, architectural, or archaeological significance, a demolition permit may be issued immediately, provided such application otherwise complies with the provisions of the demolition ordinance and all city code requirements. If the building, object, site, or structure is found to have significance and is determined to be an eligible resource for historic designation in accordance with this section, the historic preservation officer shall notify the owner of the property in writing of such determination in accordance with this division. Interim controls for the property shall apply in accordance with section 35-606(e). The historic preservation officer shall retain a written statement summarizing the reasons for the finding of historic significance for such period as required under applicable

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

MOTION CARRIED

16. Discussion and possible action on UDC amendment item 20-16, affecting section 35-B129: Historic Preservation Materials. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Office of Historic Preservation, applicant, stated the amendment clarifies what type of materials need to be submitted per application requests, and the forms have been updated.

No Public Comment

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Manna to Approve as Amended.

- (a) **Certificate of Appropriateness.** An application for a certificate of appropriateness shall include the following:
- (1) **An application for ANY Certificate of Appropriateness request shall include the following:**
Applications for new construction shall include preliminary plans with building elevations including:
- A. Digital photos of each side the structure being worked on and where works taking place. All photos must be clear, current, and in full color.**
 - B. A written narrative detailing the proposed scope of work being requested.**
 - C. Drawings and specifications related to the proposed scope of work. All drawings must be accurate, to scale, and representative of the work to take place. Most applications will require only architectural design drawings, although additional drawings may be necessary to fully explain the proposed scope of work.**
 - D. Material samples and specifications where applicable.**
 - E. Any required fees where applicable.**
 - F. Authorization from the property owner (if the applicant is not the owner)**
 - A. Working scale drawings/specifications;**
 - B. Drawings eight and one half by eleven (8½ x 11) inch reproducible sheets;**
 - C. Scale site plan;**
 - D. Photographs of building site for new construction;**
 - E. Paint samples with brand name and number;**
 - F. Roofing material sample;**
 - G. Siding sample;**
 - H. Letter of permission from property owner (if the applicant is not the owner);**
- (2) **An application for a Certificate of Appropriateness for ADDITIONS Applications requesting an addition to an existing building shall include:**
- A. Measured and to scale site plan, roof plan, and building elevations of each side of the proposed addition.**
- replacement;**
- C. Current color photos of the interior and exterior of each window proposed for replacement, numbered to correspond with the floor plan;**
 - D. Specifications of proposed replacement windows including material, finish, and dimensions, and a schedule where multiple types and dimensions are proposed;**
 - E. Requests for window replacement may require a staff site visit to determine if existing windows are deteriorated beyond repair;**
- (3) **(4) Certificate of Appropriateness for Applications requesting the installation of signage shall include the following information:**
- A. Current color photos of the existing structure or site where proposed signage will be located;**
 - B. Site plan of the property that indicates where signage will be located;**
 - C. Specifications of proposed signage including dimensions, color, materials, lighting, installation method, etc.**
 - D. Color rendering(s) noting the proposed sign as it would appear once installed. For internally illuminated signs, this should include a night rendering;**
 - E. Master signage plans should include general sign locations, sizes, lettering, and associated layout box;**
 - A. Working scale drawings/specifications;**
 - B. Scale drawing of sign in relation to structure;**
 - C. Scale site plan;**
 - D. Drawings eight and one half by eleven (8½ x 11) inch reproducible sheets;**
 - E. Photograph of location of proposed signage on structure/property;**
 - F. Photographs of structure and all exterior sides affected by proposed work;**
 - G. Type of materials to be used for sign;**
 - H. Colors (sample);**
 - I. Specifications of lettering;**
 - J. Illumination plan;**
 - K. Letter of permission from property owner if the applicant is not the owner;**
- (5) **(4) Applications requesting the installation or erection of a fence shall include**
- A. Current color photos of the front of the house and areas where fence is to be located;**
 - B. To scale site plan that illustrates where on the property the fence is to be located;**
 - C. Detailed color photos of the proposed fence design includes total heights for each section of proposed fences;**
 - A. Description of the type/design of fence;**
 - B. Scale of drawing of members with specifications;**
- A. Current color photos of the structure and the existing conditions of the roof;**
- B. Specifications on the proposed replacement materials, details, color, and accessories;**
- C. A roof plan or aerial view of the structure that indicates where work is taking place;**
- A. Working scale drawings/specifications;**
 - B. Scale site plan;**
 - C. Drawings eight and one half by eleven (8½ x 11) inch reproducible sheets;**
 - D. List of plants to be removed;**
 - E. Photographs of structure and area to be landscaped;**
 - F. Location of lighting, walkways, decking, pools, fountains, gazebos, or pool/equipment houses;**
 - G. Letter of permission from property owner (if applicant is NOT owner);**
 - H. Sprinkler system (if any);**
- (6) **(4) Applications involving swimming pools, fish ponds or fountains shall include:**
- A. Current color photos of the areas where items will be installed;**
 - B. An accurate site plan that illustrates proposed locations and dimensions;**
 - C. Specifications on proposed material, design, dimensions, and any special equipment to operate the proposed feature;**
 - A. Working scale drawings/specifications;**
 - B. Scale drawings in relation to structure;**
 - C. Scale site plan;**
 - D. Drawings eight and one half by eleven (8½ x 11) inch reproducible sheets;**
 - E. Type/design of swimming pool, fish pond and/or fountain;**
 - F. Photographs of structure (all exterior sides) and area affected by proposed work;**
 - G. Colors (sample);**
 - H. Letter of permission from property owner if the applicant is not the owner;**
- (11) **(10) Certificate of Appropriateness for GAZEBOS, PLAYGROUNDS, and SPORT COURTS shall include the following: GAZEBOS, Bath house and decking**
- A. Current color photos of the areas where items will be installed;**
 - B. An accurate site plan that illustrates proposed locations and dimensions;**
 - C. Specifications on proposed materials;**
 - A. Working scale drawings/specifications;**
 - B. Scale drawings in relation to structure;**
 - C. Scale site plan;**
 - D. Drawings eight and one half by eleven (8½ x 11) inch reproducible sheets;**
 - E. Photographs of structure (all exterior sides) and area affected by proposed work;**
 - F. Colors (sample);**
 - G. Letter of permission from property owner if the applicant is not the owner;**
- B. Measured and to scale floor plan(s) that include window and door locations and an accurate footprint;**
- C. Measured and to scale demolition plan where applicable;**
- D. Specifications of proposed windows and doors including a window and door schedule where multiple types and dimensions are proposed;**
- E. Specifications of proposed roofing material;**
- F. Specifications of proposed siding material;**
- G. A line of sight diagram or perspective rendering for any rear addition that exceeds the height of the existing structure that demonstrates visibility from the public right of way;**
- A. Preliminary plans with building elevations;**
 - B. Scale drawing of addition in relation to structure;**
 - C. Working scale drawings/specifications;**
 - D. Scale site plan;**
 - E. Drawings eight and one half by eleven (8½ x 11) inch reproducible sheets;**
 - F. Photographs of structure showing current appearance;**
 - G. Photographs of all exterior sides (include all four (4) sides of building);**
 - H. Colors (sample);**
 - I. Letter of permission from property owner (if the applicant is not the owner);**
- (4) **Certificate of Appropriateness for NEW CONSTRUCTION shall include the following:**
- A. Measured and to scale site plan, floor plan(s), roof plan, and building elevations of each side of the proposed structure;**
 - B. Detailed landscaping and hardscaping plan showing proposed driveways and parking areas, fences, and building footprints;**
 - C. Measured and to scale wall section at typical window;**
 - D. Schedules and specifications of proposed windows and exterior doors;**
 - E. Specifications of proposed roofing material, details, color, and accessories;**
 - F. Specifications of proposed siding material;**
 - G. Infill projects having two or more attached or detached units on a single parcel or two or more detached single family dwellings developed as part of a platted subdivision in residential historic districts shall also complete and submit the Infill Design Application Supplement worksheets provided by OHP staff;**
- (4) **Certificate of Appropriateness for WINDOW REPLACEMENT shall include the following:**
- A. Current color photos of the existing structure;**
 - B. Window schedule featuring a floor plan indicating each window proposed for**
- G. Scale site plan;**
- D. Drawings eight and one half by eleven (8½ x 11) inch reproducible sheets;**
- E. Photographs of structure and all exterior sides affected by proposed work;**
- F. Letter of permission from property owner if applicant is not the owner;**
- (7) **(5) Applications requesting the installation of driveways, sidewalks and parking lots shall include:**
- A. Current color photos of the existing conditions where work is taking place;**
 - B. To scale site plan that illustrates the location and proposed dimensions of the site elements;**
 - C. Details and dimensions showing any proposed designs or materials to be used;**
 - D. Site plan for parking lots describing layout, configuration, areas of impervious coverage, lighting, and landscaping buffers;**
 - A. Description of the type/design of driveway/sidewalk;**
 - B. Drawings eight and one half by eleven (8½ x 11) inch reproducible sheets;**
 - C. Scale site plan;**
 - D. Photographs of structure, location and all exterior sides affected by proposed work;**
 - E. Landscaping plans (if any);**
 - F. Colors (sample);**
 - G. Letter of permission from property owner if the applicant is not the owner;**
- (5) **Applications requesting repainting involving a color change shall include:**
- A. Type of material;**
 - B. Colors (sample);**
 - C. Description of design;**
 - D. Photographs of structure and all exterior sides affected by proposed work;**
 - E. Letter of permission from property owner if the applicant is not the owner;**
- (6) **(7) Certificate of Appropriateness for ROOF REPLACEMENT/REPAIRS shall include the following: Applications requesting repainting involving a material color change shall include:**
- A. Current color photos of the structure and the existing conditions of the roof;**
 - B. Specifications on the proposed replacement materials, details, color, and accessories;**
 - C. A roof plan or aerial view of the structure that indicates where work is taking place;**
 - A. Type of material (sample or cut sheet);**
 - B. Colors (sample);**
 - C. Description of design;**
 - D. Photographs of structure and all exterior sides affected by proposed work;**
 - E. Letter of permission from property owner if the applicant is not the owner;**
- (9) **(8) Applications involving the installation of landscaping shall include:**
- (11) **(5) Tennis courts and playgrounds:**
- A. Working scale drawings/specifications;**
 - B. Scale drawing in relation to structure;**
 - C. Scale site plan;**
 - D. Drawings eight and one half by eleven (8½ x 11) inch reproducible sheets;**
 - E. Photographs of structure (all exterior sides) and area affected by proposed work;**
 - F. Colors (sample);**
 - G. Letter of permission from property owner (if the applicant is not the owner);**
- (12) **Dumpsters, air conditioning, water coolers, and other mechanical systems:**
- A. Scale site plan;**
 - B. Scale drawing of screening plan;**
 - C. Photographs of structure and installation color;**
 - D. Location of condensers, transformers, or other systems in relation to building(s) and adjacent properties;**
 - E. Underground utility plan;**
 - F. Letter of permission from property owner if applicant is not the owner;**
- (12) **Certificate of Appropriateness for FOUNTAIN/SWISSING shall include the following:**
- A. Current color photos of all four sides of the house that show existing conditions;**
 - B. If siding is being replaced, please provide specific details on proposed siding material, details, and accessories;**
- (13) **Certificate of Appropriateness for MECHANICAL EQUIPMENT/UTILITIES shall include the following:**
- A. Current color photos of existing conditions of areas where equipment will be located;**
 - B. A site plan of the property that indicates where equipment will be installed;**
 - C. Indicate if any equipment is proposed to be attached to any structures;**
 - D. Provide specifications of screening material;**
- (14) **Certificate of Appropriateness for TELECOMMUNICATION EQUIPMENT ON NEW OR EXISTING UTILITIES shall include the following:**
- A. Current color photos of existing conditions of areas where equipment will be located;**
 - B. A site plan of the property that indicates where equipment will be installed;**
 - C. Photo sim or rendering of the proposed pole and related equipment;**
 - D. For new poles, a documented study that finds collocation of new equipment onto existing poles to be infeasible collocation within the immediate block or a 250 foot radius;**
 - E. For installation on private property, a letter of authorization from the private property;**

- owner.
- E. For installation in the public right-of-way, the associated permit number for afterdepartmental review.
- (b) **Demolition.** Applications requesting demolition shall include:
- (1) —Photographs of structure;
 - (2) —Scale site plan;
 - (3) —Proposed use after demolition (conceptual plan);
 - (4) —Letter of permission from property owner (if applicant is NOT owner);
- The application shall include a demolition form as follows:
- 1. Applications for demolition review of NON-DESIGNATED PROPERTIES shall include the following:
 - a. Current color photos of each side of each structure to be demolished;
 - b. An accurate site plan showing all buildings on the property;
 - 2. Applications for a Certificate of Appropriateness for demolition of a DESIGNATED PROPERTY shall include the following:
 - a. Current color photos of each side of each structure to be demolished;
 - b. An accurate site plan of the property;
 - c. Proof of economic hardship including engineer's letter, estimates for rehabilitation, and other documentation as outlined in Section 35.014;
 - d. Conceptual replacement plans for the property;
- (c) **Historic Tax Incentive.**
- 1. **Historic Tax Incentive, Part 1 (Historic Tax Certification).** Applications for Part 1 of the Historic Rehabilitation Project shall include the following:
 - i. Current color photos of the exterior and interior of the structure, and off-front from the street;
 - ii. One set of complete plans for restoration and rehabilitation for interior and exterior. This may include drawings or additional photos;
 - iii. A detailed written narrative explaining the proposed scope of work;
 - iv. Itemized list of expected work to the interior and exterior;
 - v. Proposed time schedule;
 - 2. **Historic Tax Incentive, Part 2 (Historic Tax Verification)** Applications for Part 2 of the Historic Rehabilitation Project shall include the following:
 - v. A completed petition (included in the application) which includes the printed names, addresses, and signatures of 15 individuals residing within the City of San Antonio supporting the application;
 - vi. Completion of resource worksheet included in the application;

Delete forms below:

CITY OF SAN ANTONIO
Office of Historic Preservation
DEMOLITION FORM

Please fill in all blanks.

Application for permit to demolish the structure located at:

NCB _____ Block _____ Lot _____ Zoning _____

Name of Property Owner: _____

Mailing Address: _____

Business Telephone: _____ Home Telephone: _____

Name of Contractor: _____ License No.: _____

Mailing Address: _____

Business Telephone: _____ Home Telephone: _____

Approximate Date Built: _____

The structure is in the _____ or Historic Landmark:

Type of structure: (A) Commercial (B) Residential (C) Accessory

Why is structure to be demolished? _____

Submitted by: _____ Telephone No.: _____

Applicant Name: _____ Address: _____ Zip Code: _____

Applicant Signature: _____

Property Owner Signature: _____ (if different from applicant)

REPRODUCTION OF REQUEST

Form to be used:

Reviewed by Historic and Design Review Commission:

Remarks or special recommendations where applicable:

Historic Preservation Officer _____ Date: _____

PHOTOGRAPHS OF THE BUILDING TO BE DEMOLISHED ARE REQUIRED FOR CLEARANCE
(see photo per observation for a total of 4 photos)

(c) —Tax Abatement Project—

CITY OF SAN ANTONIO
APPLICATION FOR AD VALOREM TAX EXEMPTION FOR HISTORICALLY SIGNIFICANT PROPERTY CERTIFIED AS IN NEED OF TAX RELIEF
VERIFICATION FORM

To be completed by the applicant, signed, and filed with the City of San Antonio Historic Preservation Office prior to hearing by the Historic and Design Review Commission (HDRC). An HDRC Application must be filled out and submitted along with this form.

DATE: _____ 20 _____

CERTIFICATION DATE: _____ HDRC CASE NO.: _____

NAME OF APPLICANT: _____

MAILING ADDRESS: _____

BUSINESS TELEPHONE: _____

NAME (S) OF PROPERTY OWNER(S): _____

EXACT LEGAL DESCRIPTION OF PROPERTY AS CONTAINED IN DEED

NCB _____ BLOCK NUMBER _____ ZONING _____

LOT(S) NUMBER _____

COMMON ACCOUNT NUMBER (AS PER CAD) _____

ADDRESS OF PROPERTY FOR WHICH EXEMPTION IS REQUESTED: _____

Street Number and Name _____ Zip Code _____

I. Documentation: Itemized List of Costs

Final Building Inspection Clearance

(Permit or Certificate of Occupancy)

Final Photos of Rehabilitation Work (including interior, if applicable)

In accordance with City of San Antonio Ordinance No. 8228H and/or 8228J, I hereby request that my substantial rehabilitation of the property listed has been completed according to the criteria and standards of the City of San Antonio Historic and Design Review Commission.

I hereby authorize duly constituted representatives of the City of San Antonio to make an investigation of the property in compliance with code requirements.

Signature _____ (Property Owner)

Date _____

Please read the back regarding tax exemption options.

- 1. Detailed narrative explaining complete work;
 - 2. Final itemized list of costs for the rehabilitation work;
 - 3. Completed time schedule;
 - 4. Current color photos of the finished rehab, interior and exterior;
 - 5. Final building inspection clearance; this may include closed permits, Certificates of Appropriateness, or Certificates of Occupancy. Please include copies or case numbers.
- (d) **Archaeological Survey Requirements.**
- 1. Refer to UDC subsection 35.412(a)(3) and Appendix B, Table 101-1, 827.
- (e) **Historic Assessments**
- 1. Applications for designation verification do not require attachments;
 - 2. Applications for historic assessments/non-contributing determinations shall include:
 - i. Photos of all structures on property;
 - ii. Site plan showing location of structures on parcel;
- (f) **Landmark Designations & Requests for Review of Historic Significance**
- 1. Applications for designation as an individual landmark may be submitted by the property owner and shall include:
 - i. Photos of all structures on the property;
 - ii. Site plan showing location of structures on parcel;
 - iii. Documentation of current ownership;
 - iv. Statement of significance explaining how the property meets all hallmarks of the criteria listed in Sec. 35.007(b);
 - 2. Applications for a finding of historic significance may be submitted by anyone for review and determination of eligibility and shall include:
 - i. Photos of all structures on the property or as available from the public right-of-way;
 - ii. Site plan showing location of structures on parcel;
 - iii. Documentation of current ownership;
 - iv. Statement of significance explaining how the property meets at least three of the criteria listed in Sec. 35.007(b);

Applications for a tax abatement project shall include the following information:

- (1) —Land-use category: Commercial or residential;
- (2) —A completed certification form or verification form consistent with the information required by section 35.014 and as set forth below;

CITY OF SAN ANTONIO
APPLICATION FOR AD VALOREM TAX EXEMPTION FOR HISTORICALLY SIGNIFICANT PROPERTY IN NEED OF TAX RELIEF
CERTIFICATION FORM

To be completed by the applicant, signed, and filed with the City of San Antonio Historic Preservation Office prior to hearing by the Historic and Design Review Commission (HDRC). An HDRC Application must be filled out and submitted along with this form.

DATE: _____ 20 _____

NAME OF APPLICANT: _____

MAILING ADDRESS: _____

BUSINESS TELEPHONE: _____

E-MAIL: _____

NAME (S) OF PROPERTY OWNER(S): _____

EXACT LEGAL DESCRIPTION OF PROPERTY AS CONTAINED IN DEED

NCB _____ BLOCK NUMBER _____ ZONING _____

LOT(S) NUMBER _____

COMMON ACCOUNT NUMBER (AS PER CAD) _____

ADDRESS OF PROPERTY FOR WHICH EXEMPTION IS REQUESTED: _____

Street Number and Name _____ Zip Code _____

Cash Value of Property as Assessed by the Bexar Appraisal District: _____

Land Value _____ Improvements _____ Total _____

To the Historic Preservation Office, City of San Antonio, Texas:

The property identified above is in need of tax relief as set forth in City of San Antonio Ordinance No. 8228H and 8228J. The historic significance of said property is certified by signature below, together with other documents covering the proposed restoration or rehabilitation:

- 1. One set of complete plans for restoration or rehabilitation;
- 2. Statement of expected costs of improvements;
- 3. The proposed time schedule for restoration/rehabilitation;
- 4. Proposed use: () commercial () residential;
- 5. Signature below in either designated official's view property and records.

Submitted by: _____ Applicant's Signature _____

SUBSTANTIAL REHABILITATION TAX EXEMPTION PROCESS

- 1. Submission of Certification application;
- 2. Approval of Certification and project plans by the Historic and Design Review Commission (HDRC);
- 3. Completion of rehabilitation construction according to plans approved by HDRC;
- 4. Submission of verification application; For residential properties, choose exemption option: "no freeze" or "2 year 50%";
- 5. Site visit to Office of Historic Preservation (OHP) staff to verify value to verify that completed work matches the plans that were approved by HDRC;
- 6. Approval of Verification by HDRC;
- 7. OHP staff notifies the Bexar County Appraisal District of approved exemption;
- 8. Tax exemption is effective on January 1 of the year following HDRC verification.

Residential Properties

Residential properties are eligible for two tax exemption options. The first exemption option freezes your City taxes at the pre-improvement value upon verification for ten (10) years. Therefore, your City taxes would be based upon the assessed value of the property before commencement of the rehabilitation. The other exemption choice calls for the payment of zero City taxes for five (5) years, and then for the subsequent five (5) years taxes will be based upon 50% of the newly assessed value of the property (2 Zero's Fifty).

Please select which of the two options you would prefer:

____ 10 Year Tax Freeze

____ 5 Zero's Fifty

Commercial Properties

Commercial properties are eligible for the exemption choice that calls for the payment of zero City taxes for five (5) years and, then, for the subsequent five (5) years taxes, will be based upon 50% of the newly assessed value of the property (2 Zero's Fifty).

Upon approval of the Verification by the Historic and Design Review Commission, Office of Historic Preservation staff will notify the Bexar County Appraisal District of the approved exemption and option you have selected. Tax exemptions are effective on January 1st of the year following the HDRC Verification.

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**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
ADMINISTRATIVE
CERTIFICATE OF APPROPRIATENESS
APPLICATION**

DATE: _____

To be completed by the applicant, signed and filed with the City of San Antonio Historic Preservation Officer.

Property Location (Street Address) _____

Historic District ☐ **Landmark** ☐ **River Improvement Overlay** ☐ **Public Property** ☐ **or Other** ☐

Name of Property Owner: _____

Mailing Address: _____

Business/Home Telephone: _____ **Fax Number:** _____

(If different from Owner)

Name of Applicant: _____

Address: _____ **Zip Code:** _____

Business/Home Telephone: _____ **Fax Number:** _____

This form is used only for:

1. General request, using "SAME" material and design as original with photographs of area where work is to be done.
2. Repeating with "SAME" color (and sample MUST be attached to this application).
3. Repeating with "SAME" type material and color.
4. Request of minor alterations to original.

Owner/Applicant is requesting permission to: (describe clearly and in detail all architectural alterations to be made in addition to other requests, on additional sheet may be used).

1. _____

2. _____

3. _____

THIS FORM DOES NOT TAKE THE PLACE OF A BUILDING PERMIT, which must be obtained from the City of San Antonio, Department of Planning and Development Services. ALL REPAIR/MAINTENANCE FORMS MUST BE DISPLAYED ON THE JOBSITE.

Signed: Owner/Applicant _____ **Historic Preservation Officer** _____

Staff Comments or Conditions: _____

Staff Initials Date

**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
APPLICATION FOR
HISTORIC LANDMARK DESIGNATION**

DATE/TIME
STAMP

I. LOCATION AND CLASSIFICATION

Property Address: _____

Proposed Landmark Name (Common Name): _____

Parcel Identification: NCB _____ Block _____ Lot _____

Current Zoning: _____

☐ Private Property ☐ River Improvement Overlay ☐ Public Property ☐ Other _____

II. OWNER / APPLICANT (AUTHORIZED AGENT) INFORMATION

Owner Name: _____

Mailing Address: _____

Business Phone: _____ Home Phone: _____

E-Mail: _____

Applicant (Authorized Agent) Name: _____

Mailing Address: _____

Business Phone: _____ Home Phone: _____

E-Mail: _____

The Office of Historic Preservation designates landmarks on the basis of historical, architectural, and cultural significance. Section 35-607 of the Unified Development Code outlines the Designation Criteria for Historic Districts and Landmarks. Please provide a Statement of Significance for why the property meets the criteria as outlined by the Unified Development Code.

I, THE APPLICANT, DECLARE THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNERS TO REQUEST HISTORIC LANDMARK DESIGNATION OF THIS PROPERTY AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature: _____

Date: _____

PLEASE SUBMIT THIS FORM ALONG WITH:

- Photographs of all four sides of the building
- Statement of Significance including an architectural description, history of the property, and people associated with the property. Please provide references and sources for any research.
- Copy of the current tax appraisal details, available from Bexar County Appraisal District or www.bexar.net
- Copy of the current Warranty Deed, on file with the County Clerk or available online at <http://www.co.sanantonio.tx.us/county-clerk>
- Signed Authorization form from the Zoning Application granting the Office of Historic Preservation permission to act as the applicant for the historic zoning overlay (available from OHP staff).

ALL INFORMATION MUST BE SUBMITTED IN PERSON TO THE:

Office of Historic Preservation
Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78203-3966
Telephone: (210) 207-7991

Historic landmark designation is a zoning overlay that provides protection for historic properties from hasty demolition and inappropriate or incompatible development through a design review process for exterior alterations. Please refer to the City of San Antonio Historic Design Guidelines and Standards for additional information, available at: <http://www.sanantonio.gov/historic/HistoricDistrictGuidelines.aspx>.

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**CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION
APPLICATION FOR
HISTORIC DISTRICT DESIGNATION**

DATE/TIME
STAMP

I. LOCATION AND CLASSIFICATION

Neighborhood Association Name: _____

Proposed Historic District Name: _____

Approximate number of properties within proposed district boundary: _____

Application must be accompanied by a map of the proposed boundary.

II. APPLICANT INFORMATION

Applicant Name: _____

Address (must be within proposed district): _____

Mailing Address (if different): _____

Business Phone: _____ Home Phone: _____

E-Mail: _____

The Office of Historic Preservation designates landmarks and historic districts on the basis of historical, architectural, and cultural significance. Section 35-607 of the Unified Development Code outlines the Designation Criteria for Historic Districts and Landmarks. Please provide a Statement of Significance for why the area meets the criteria for historic district designation as outlined by the Unified Development Code.

I, THE APPLICANT, DECLARE THAT I AM AN OWNER OR AUTHORIZED AGENT OF AN OWNERS OF PROPERTY WITHIN THE PROPOSED BOUNDARY AREA TO REQUEST HISTORIC DESIGNATION OF THIS DISTRICT AND THAT THE INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signature: _____

Date: _____

PLEASE SUBMIT THIS FORM ALONG WITH:

- Photographs of typical examples of buildings within the proposed district
- Statement of Significance including a description of the history, architectural styles, and people associated with the district. Please provide references and sources for any research.
- Map of proposed district boundary

ALL INFORMATION MUST BE SUBMITTED IN PERSON TO THE:

Office of Historic Preservation
Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78203-3966
Telephone: (210) 207-7991

Historic district designation is a zoning overlay that provides protection for historic properties from hasty demolition and inappropriate or incompatible development through a design review process for exterior alterations. Please refer to the City of San Antonio Historic Design Guidelines and Standards for additional information, available at: <http://www.sanantonio.gov/historic/HistoricDistrictGuidelines.aspx>.

**CITY OF SAN ANTONIO
HISTORIC AND DESIGN REVIEW COMMISSION
APPLICATION FORM**

Required Items: Plot plan, legal description, building elevations, final building Data Received plans and specifications, samples of paint colors, roofing materials, CLEAR COLOR photographs of structures and/or sites where construction will take place. All photographs and exhibits must be submitted in digital format on Compact Discs. NO CASE WILL BE SCHEDULED FOR A HEARING UNTIL ALL SUPPORTING MATERIALS ARE RECEIVED. (See check list on pages 3-5)

Property Location (Street Address) _____

☐ Historic District Name _____

☐ Landmark Name _____

☐ River Improvement Overlay (Projects within RIO districts must comply with the San Antonio River Vision Statement: *The San Antonio River will be a fully lined linear parkway within the city and serve as a community gathering place for all to enjoy. The River will have many special places and uses; some active, some quiet. Each will be unique, genuine, and vary by design.*)

☐ Public Property ☐ Other _____

Parcel Identification: NCB _____ Block _____ Lot _____

BCAD Account Number _____

Name of Property Owner: _____

Mailing Address: _____ **Zip Code:** _____

Business/Home Telephone: _____ **Fax No.:** _____

E-Mail Address: _____

(If different from Owner)

Name of Applicant: _____

Address: _____ **Zip Code:** _____

Business/Home Telephone: _____ **Fax No.:** _____

E-Mail Address: _____

Owner/Applicant is requesting permission to: (describe clearly and in detail all architectural alterations to be made in addition to other requests, an additional sheet may be used. This request will be part of the Certificate of Appropriateness).

1. _____

2. _____

3. _____

4. _____

This completed form is to be submitted in person at 1901 S. Alamo.

APPROVAL BY THE COMMISSION DOES NOT TAKE THE PLACE OF A BUILDING PERMIT. PERMITS MUST BE OBTAINED FROM THE CITY OF SAN ANTONIO, DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES, 1901 SOUTH ALAMO, AFTER COMMISSION APPROVAL.

**CITY OF SAN ANTONIO
HISTORIC AND DESIGN REVIEW COMMISSION
LETTER OF AUTHORIZATION**

DATE: _____

Applicant understands the following:

1. If the Commission fails to approve any portion of a request and recommends that changes be made in the plans and specifications, the applicant will have five (5) days in which to inform the Historic Preservation Officer as to whether the applicant agrees to the recommended changes.
2. Following each meeting, the City Manager or designee is notified of the Commission's action. Within ten (10) days from receipt of the recommendation, the City Manager or designee shall notify the applicant as to whether his request has been approved, conditionally approved or denied.
3. If the applicant does not concur with the Commission's recommendation, appeal to the Zoning Board of Adjustment may be made within thirty (30) days after receipt of notification.

IF THE PROPERTY OWNER DOES NOT APPEAR PERSONALLY BEFORE THE COMMISSION, A LETTER OR SIGNATURE OF AUTHORIZATION MUST BE PRESENTED TO THE HISTORIC PRESERVATION OFFICER OR THE CASE WILL NOT BE HEARD.

I hereby authorize _____ of _____ (Company or agency) _____ (Address) to represent me in matters pertaining to this case.

Owner's Name: _____ (Please Print)

Address: _____

City/State: _____ **Zip Code:** _____

Owner's Signature: _____

**HISTORIC AND DESIGN REVIEW COMMISSION
REQUIRED MATERIALS CHECK LIST**

All background material is needed to support the applicant's request must be submitted to the Historic Preservation Officer **PRIOR** to scheduling the case before the Commission. **NO CASE** will be placed on the agenda if **ALL** materials are not on file by the deadline date. Any last minute changes must be shown on revised plans. These are to be submitted and placed in file prior to meeting.

I. Check Where Applicable:
☐ Conceptual Approval
☐ Final Approval (Previous HDRC Case No: _____)

II. Check Where Applicable:
☐ Residence and/or Duplex
☐ Apartments and/or Commercial
☐ Tax Abatement

III. PROJECT TO INCLUDE (check where applicable):
☐ ALTERATION/REPAIR/RESTORATION of an Existing Building or Structure
☐ NEW CONSTRUCTION

C. [] ADDITION
☐ DEMOLITION
☐ SIGN REQUIREMENTS

F. [] FENCING
☐ DRIVEWAY - SIDEWALKS & PARKING LOTS
☐ REPAINTING (color change)
☐ REEROOFING (materials/color change)
☐ LANDSCAPING
☐ SWIMMING POOLS - FISH PONDS & FOUNTAINS
☐ GAZEBOS - BATH HOUSE & DECKING
☐ TENNIS COURTS & PLAYGROUNDS
☐ TAX ABATEMENT PROJECT
☐ PUBLIC ART
☐ WINDOWS
☐ OTHER _____

A. ALTERATION/REPAIR/RESTORATION of an existing building or structure
☐ Scaled drawings, detailed architectural drawings may be required, dependent upon extent of work proposed.
☐ Photographs of the property and surrounding property, showing where work is to be done.
☐ A written list of proposed materials and colors, including manufacturer's specification numbers.

Actual samples of materials and colors should be presented at the meeting.
☐ Written narrative indicating the extent of the proposed alteration.
☐ Other information needed to illustrate the proposed alteration.

B. NEW CONSTRUCTION
☐ Preliminary plans with building elevations
☐ Working scale drawings/specifications
☐ Drawings 8 1/2" x 11" reproducible sheets
☐ Scale site plan with square footage of the building

☐ Photographs of structure and all exterior sides affected by proposed work

E. REEROOFING (material/color change)
☐ Type of material (sample or cut sheet)
☐ Colors (sample)
☐ Description of design
☐ Photographs of structure and all exterior sides affected by proposed work

F. LANDSCAPING
☐ Working scale drawings/specifications
☐ Scale site plan
☐ Drawings 8 1/2" x 11" reproducible sheets
☐ List of plants or trees
☐ Photographs of structure and area to be landscaped
☐ Location of lighting, walkways, decking, pools, fountains, gazebos, or pool/equipment houses
☐ Sprinkler system (if any)

K. SWIMMING POOLS - FISH PONDS & FOUNTAINS
☐ Working scale drawings/specifications
☐ Scale drawing in relation to structure
☐ Scale site plan
☐ Drawings 8 1/2" x 11" reproducible sheets
☐ Type design of swimming pool, fish pond and/or fountain
☐ Photographs of structure (all exterior sides) and area affected by proposed work
☐ Colors (sample)

L. GAZEBOS - BATH HOUSE & DECKING
☐ Working scale drawings/specifications
☐ Scale drawing in relation to structure
☐ Scale site plan
☐ Drawings 8 1/2" x 11" reproducible sheets
☐ Photographs of structure (all exterior sides) and area affected by proposed work
☐ Colors (sample)

M. TENNIS COURTS & PLAYGROUNDS
☐ Working scale drawings/specifications
☐ Scale drawing in relation to structure
☐ Scale site plan
☐ Drawings 8 1/2" x 11" reproducible sheets
☐ Photographs of structure (all exterior sides) and area affected by proposed work
☐ Colors (sample)

N. TAX ABATEMENT PROJECT
☐ Commercial ☐ Residential
☐ Certification ☐ Verification ☐ Project to be sent to State for IRS Certification
☐ Attach completed Certification Form or Verification Form
☐ Photographs
☐ Scope of work

O. PUBLIC ART (The HDRC will hear Public Art projects on the 3rd Wednesday of each month)
☐ Letter of authorization from Public Art San Antonio (PASA)
☐ Working scale drawings/specifications

☐ Photographs of building site for new construction
☐ Paint samples with brand name and number
☐ Roofing material sample
☐ Siding sample

C. ADDITION
☐ Preliminary plans with building elevations
☐ Scale drawing of addition in relation to structure
☐ Working scale drawings/specifications
☐ Scale site plan
☐ Drawings 8 1/2" x 11" reproducible sheets
☐ Photographs of structure showing current appearance
☐ Photographs of all exterior sides (include all four sides of building)
☐ Colors (sample)

D. DEMOLITION
☐ Photographs of structure (all exterior sides of structure)
☐ Scale site plan
☐ Proposed use after demolition (conceptual plan)
☐ Proof of economic hardship or loss of significance (required for demolition within a historic district or of a landmark UDC Sec. 35-61.4. Demolition)

E. SIGNAGE
☐ Working scale drawings/specifications
☐ Scale drawing of sign in relation to structure
☐ Scale site plan
☐ Drawings 8 1/2" x 11" reproducible sheets
☐ Photograph of location of proposed signage on structure/property
☐ Photographs of structure and all exterior sides affected by proposed work
☐ Type of materials to be used for sign
☐ Colors (samples) as applied to sign
☐ Size/style of lettering
☐ Illumination plan

F. FENCING
☐ Type design of fence
☐ Scale of drawing of members with specifications
☐ Scale site plan
☐ Drawings 8 1/2" x 11" reproducible sheets
☐ Photographs of structure and all exterior sides affected by proposed work

G. DRIVEWAYS - SIDEWALKS & PARKING LOTS
☐ Type design of driveway/sidewalk
☐ Drawings 8 1/2" x 11" reproducible sheets
☐ Scale site plan
☐ Photographs of structure, location and all exterior sides affected by proposed work
☐ Landscaping plans (if any)
☐ Colors (sample)

H. REPAINTING (color change)
☐ Type of material
☐ Colors (sample)
☐ Description of design

☐ Drawings 8 1/2" x 11" reproducible sheets
☐ Scale site plan
☐ Photographs of site
☐ Color rendering
☐ Description of project (theme, history, etc.)
☐ Materials and media

P. WINDOW REPLACEMENT
☐ Justification for replacement of windows
☐ Working scale drawings/specifications (material and color)
☐ Sample of proposed window (manufacturer brochure)
☐ Scale site plan designating number of windows to be replaced
☐ Drawings 8 1/2" x 11" reproducible sheets
☐ Photographs of structure (all exterior sides) and area affected by proposed work

Q. OTHER PROJECTS
☐ Preliminary plans with building elevations
☐ Working scale drawings/specifications
☐ Drawings 8 1/2" x 11" reproducible sheets
☐ Scale site plan
☐ Photographs of building site for new construction
☐ Paint samples with brand name and number
☐ Roofing material sample
☐ Siding sample

PLEASE BE ADVISED THAT THE COMMISSION HAS A POLICY OF ONLY HEARING A CASE WHEN THE OWNER OR THE OWNER'S REPRESENTATIVE IS PRESENT TO PRESENT THE CASE.

NOTE: PLEASE BE ADVISED THAT A STAFF MEMBER FROM THE OFFICE OF HISTORIC PRESERVATION MAY VIDEO TAPE OR PHOTOGRAPH YOUR PROPERTY FOR THE HISTORIC AND DESIGN REVIEW COMMISSION MEETING.

APPLICANT SIGNATURE

DATE

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- (4) ~~Miscellaneous. All other applications shall include the following information:-~~
 (1) ~~Preliminary plans with building elevations;-~~
 (2) ~~Working scale drawings/specifications;-~~

- (3) ~~Drawings eight and one half by eleven (8 1/2 x 11) inch reproducible sheets;-~~
 (4) ~~Scale site plan;-~~
 (5) ~~Photographs of building site for new construction;-~~
 (6) ~~Paint samples with brand name and number;-~~
 (7) ~~Roofing material sample;-~~
 (8) ~~Siding sample;-~~
 (9) ~~Letter of permission from property owner if the applicant is not the owner;-~~
 (e) ~~Archaeological Survey Requirements;-~~
 (1) ~~Refer to UDC subsection 35.412(a)(3) and Appendix B, Table 101.1, #27.-~~

(Ord. No. 97332 § 15) (Ord. No. 98697 § 4) (Ord. No. 2009-01-15-0001, § 2, 1-15-09; Ord. No. 2010-06-24-0616, § 2, 6-24-10)

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

MOTION CARRIED

- 3 Discussion and possible action on UDC amendment item 17-1, affecting section 35-334: “MAOZ” Military Airport Overlay Zone. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Hyder Salih JBSA, applicant, stated the request is the have the MAOZ layout to be align with the AICUZ program. He presented what the AICUZ program entails to the committee.

John Anderson, JBSA, answered the committee questions.

No Public Comment

MOTION

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

MILITARY AIRPORT OVERLAY ZONE PERMITTED USE TABLE			
MAOZ PERMITTED USE	MAOZ-1	MAOZ-2	
Single-family Residence (maximum density of two dwelling units/acre; minimum one dwelling unit per acre)	N	P	
ALCOHOL - retail sales (Zone 2 - Max FAR 0.24)	N ^{2,4}	P ¹	
RACING - auto or truck track	N	P ¹	
ANIMAL - equestrian center and riding trails	P ⁵	P ⁵	
ANIMAL - pound or shelter	P	P	
BREEDER - small animal only	P	P	
CEMETERY - pets (limited to small animals)	P	P	
DOG TRAINING - indoor	P	P	
DOG TRAINING - outdoor permitted	P	P	
KENNEL - boarding and breeding (see health and environmental)	P	P	
PET GROOMING - small animals only (Zone 2 - Max FAR 0.22)	P	P	
SMALL ANIMAL CLINIC - no outside runs	P	P	
SMALL ANIMAL HOSPITAL - outside runs are permitted	P	P	
STOCKYARD	N ^{2,4}	N ^{2,4}	
VETERINARY HOSPITAL - large and small animal (outside runs, pens and paddocks permitted)	P	P	
VETERINARY HOSPITAL - large and small animal (no outside runs, pens and paddocks permitted)	P	P	
VETERINARY HOSPITAL - small animal (outside runs, pens and paddocks permitted)	P	P	
VETERINARY HOSPITAL - small animals (no outside runs, pens and paddocks permitted)	P	P	
TRUCK and HEAVY EQUIPMENT - auction	P ¹	P ¹	
AMBULANCE SERVICE	P	P	
AUTO - glass tinting (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)	P	P	
AUTO - manufacture	N ^{2,4}	P	
AUTO and LIGHT TRUCK - oil, tube and tune up (Maximum FAR 0.11 in Zone 1,	P	P	

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WRECKER SERVICE	P	P
BEVERAGE MANUFACTURE - non-alcohol	P	P
DRY GOODS - wholesale trade (Maximum FAR of 0.28 in Zone 1 & 0.56 in Zone 2)	P	P
BATCHING PLANT (Maximum FAR of 0.56 in Zone 2)	N ^{2,4}	P ¹
BATCHING PLANT - temporary (6 months maximum)	P ¹	P ¹
BOOKBINDER	P ¹	P ¹
CABINET or CARPENTER SHOP (Maximum FAR of 0.22 in Zone 2)	N ^{2,4}	P ¹
CAN RECYCLE COLLECTION STATION - no shredding (Maximum FAR of 0.28 in Zone 1 & 0.56 in Zone 2)	P ¹	P ¹
COFFEE ROASTING (Maximum FAR of 0.56 in Zone 2)	N ^{2,4}	P ¹
CONTRACTOR FACILITY (Maximum FAR of 0.11 in Zone 1 & 0.22 in Zone 2)	P ¹	P ¹
CREAMERY (Maximum FAR of 0.56 in Zone 2)	N ^{2,4}	P ¹
DRY CLEANING - plant (Maximum FAR of 0.22 in Zone 2)	N ^{2,4}	P ¹
LAUNDRY - plant (Maximum FAR of 0.22 in Zone 2)	N ^{2,4}	P ¹
LUMBER YARD and BUILDING MATERIALS - manufacturing	P ¹	P ¹
MACHINE SHOP (Maximum FAR of 0.28 in Zone 1 and 0.56 in Zone 2)	P ¹	P ¹
PECAN SHELING	N ^{2,4}	P ¹
RUG CLEANING (Maximum FAR of 0.22 in Zone 2)	N ^{2,4}	P ¹
WELDING SHOP - limited to 3 employees and screening of outside storage	P ¹	P ¹
ABRASIVE - manufacturing	N ^{2,4}	P ¹
AIR PRODUCTS - manufacturing	N ^{2,4}	N ^{2,4}
ARTIFICIAL LIMB ASSEMBLY (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P ¹	P ¹
ASBESTOS PRODUCTS - manufacturing	N ^{2,4}	N ^{2,4}
ASPHALT PRODUCTS - manufacturing	N ^{2,4}	N ^{2,4}
BAG CLEANING	N ^{2,4}	P ¹
BATTERY - manufacturing	N ^{2,4}	N ^{2,4}
BEVERAGE - manufacturing or processing	N ^{2,4}	P ¹
BIOMEDICAL PRODUCTS - manufacturing	N ^{2,4}	N ^{2,4}
BOAT and MARINE - manufacturing (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P ¹	P ¹
BOILER and TANK WORKS (Maximum FAR of 0.28 in Zone 1 and 0.56 in Zone 2)	P ¹	P ¹
BROOM, BRUSH - manufacturing	N ^{2,4}	N ^{2,4}
BUILDING SPECIALTIES - wholesale outside storage permitted (Maximum FAR of 0.28 in Zone 1 and 0.56 in Zone 2)	P ¹	P ¹
BULK PLANT or TERMINAL	N ^{2,4}	N ^{2,4}
CANDLE - manufacturing	N ^{2,4}	N ^{2,4}
CANDY - manufacturing (Maximum FAR of 0.56 in Zone 2)	N ^{2,4}	P ¹
CANVAS PRODUCTS - manufacturing (Maximum FAR of 0.56 in Zone 2)	N ^{2,4}	P ¹
CLOTHING MANUFACTURE - non-chemical process (Maximum FAR of 0.56 in Zone 2)	N	P ¹
CONCRETE PRODUCTS - manufacturing (Maximum FAR 0.56 in Zone 2)	N ^{2,4}	P ¹
COTTON COMPRESS, GINNING and BAILING (Maximum FAR 0.56 in Zone 2)	N ^{2,4}	P ¹

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FAR 0.22 in Zone 2)		
AUTO and LIGHT TRUCK AUCTION	P ¹	P ¹
AUTO and VEHICLE SALES - new and used-small scale (no more than 15 vehicles currently licensed and in running condition on-site at any given time for storage and/or sale (Maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)	P	P
AUTO and VEHICLE SALES - new and used-large scale (Maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)	P	P
AUTO ALARM and RADIO - retail (install, incidental to sales), (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)	P ⁴	P ¹
AUTO GLASS SALES - installation permitted (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)	P ⁴	P ¹
AUTO MUFFLER SALES - installation permitted (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)	P ⁴	P ¹
AUTO PAINT and BODY - repair with outside storage limited to 3 vehicles (all outside storage of parts to be totally screened) (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)	P	P
AUTO PAINT and BODY - repair with outside storage of vehicles and parts permitted but totally screened from view of adjacent property owners and public roadways (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)	P	P
AUTO PARTS RETAIL - no outside storage (Maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)	P ⁴	P ¹
AUTO PARTS RETAIL - w/installation and no outside storage (Maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)	P ⁴	P ¹
AUTO STATE VEHICLE INSPECTION STATION (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)	P	P
AUTO UPHOLSTERY - sales and installation completely enclosed (Maximum FAR 0.11 in Zone 1, FAR 0.22 in Zone 2)	P	P
CARWASH - automatic and attendant operated (Maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)	P	P
CARWASH - automatic self service drive-thru (Maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)	P	P
CARWASH - self service (Maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)	P	P
LIMOUSINE SERVICE - dispatch and office use only no servicing of vehicles onsite	P	P
PARKING and TRANSIENT VEHICLE STORAGE - related to a delivery (auto, truck, trailer and marine) (each vehicle limited to 24 hours maximum parking time within any 48 hour period)	P	P
PARKING AND/OR STORAGE - long term	P ¹	P
PARKING LOT - noncommercial	P ¹	P
PARKING LOT or GARAGE - commercial	P ¹	P
TAXI SERVICE - parking and dispatch (no washing or mechanical service permitted)	P	P
TAXI SERVICE - parking and dispatch (washing or mechanical service permitted)	P	P
TIRE REPAIR - auto and small truck (Maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)	P	P
TRUCK REPAIR and MAINTENANCE (Maximum FAR 0.14 in Zone 1, FAR 0.28 in Zone 2)	P	P
TRUCK STOP OR LAUNDRY - full mechanical service and repair permitted	P	P
TRUCK STOP OR LAUNDRY - tire repair permitted	P ⁴	P
VEHICLE STORAGE - see "AUTO PARKING AND/OR STORAGE LONG TERM"	P ¹	P

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DRUG - manufacturing	N ^{2,4}	N ^{2,4}
ELECTRONIC COMPONENT - manufacturing	N ^{2,4}	N ^{2,4}
FELT PRODUCTS - manufacturing (Maximum FAR 0.56 in Zone 2)	N	P ¹
GLASS MANUFACTURE (Maximum FAR 0.56 in Zone 2)	N ^{2,4}	P ¹
GRAIN - drying (Maximum FAR 0.56 in Zone 2)	N ^{2,4}	P ¹
GRAIN - milling (Maximum FAR 0.56 in Zone 2)	N ^{2,4}	P ¹
FISH HATCHERY	N ^{2,4}	N ^{2,4}
HOSIERY - manufacturing	N	N ^{2,4}
ICE CREAM - manufacturing (Maximum FAR 0.56 in Zone 2)	N ^{2,4}	P ¹
ICE PLANT - manufacturing and processing (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2)	P ¹	P ¹
INSULATION PRODUCTS - manufacturing and processing (Maximum FAR 0.56 in Zone 2)	N ^{2,4}	P ¹
USED AUTOMOTIVE PARTS RECYCLER (Maximum FAR of 0.14 in Zone 1, FAR 0.28 in Zone 2)	P ¹	P ¹
MATTRESS - manufacturing and rebuilding (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2)	P ¹	P ¹
METAL FORGING or ROLLING MILL (Maximum FAR 0.56 in Zone 2)	N ^{2,4}	P ¹
METAL PRODUCTS - fabrication (Maximum FAR 0.56 in Zone 2)	N ^{2,4}	P ¹
MILLINERY - manufacturing	N	N ^{2,4}
MILLWORK and WOOD PRODUCTS - manufacturing (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2)	P ¹	P ¹
MOVING and TRANSFER COMPANY - with trucks attached to trailers for a total exceeding 24 feet in length	P ⁴	P ¹
NOVELTY and SOUVENIR - manufacture (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2)	P ¹	P ¹
OFFICE EQUIPMENT, FURNITURE - manufacture (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2)	P ¹	P ¹
OIL WELL SUPPLIES and MACHINERY - manufacturing	N ^{2,4}	N ^{2,4}
PACKING and GASKET - manufacturing	P ¹	N ^{2,4}
PACKING PLANT - no rendering	P ¹	P ¹
PAPER PRODUCTS - manufacturing (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2)	P ¹	P ¹
PIPE STORAGE (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	P ¹	P ¹
PLANING MILL (Maximum FAR of 0.28 in Zone 1, FAR 0.56 in Zone 2)	P ¹	P ¹
PLASTIC/ VINYL - manufacturing or processing	N ^{2,4}	N ^{2,4}
PLAYGROUND EQUIPMENT - manufacturing (Maximum FAR of 0.56 in Zone 2)	N ^{2,4}	P ¹
POULTRY PROCESSING - caged hen operation	N ^{2,4}	N ^{2,4}
POULTRY PROCESSING and LIVE POULTRY STORAGE - completely enclosed	P ⁴	P ⁴
PROCESSING - other than food	N ^{2,4}	N ^{2,4}
REFRIGERATION EQUIPMENT - manufacturing	N ^{2,4}	N ^{2,4}
RENDERING PLANT (Maximum FAR of 0.56 in Zone 2)	N ^{2,4}	N ^{2,4}
SAND or GRAVEL - storage and sales	P ¹	P ¹
SHOE - manufacturing	N	N ^{2,4}

SHOE - wholesale (manufacturing permitted) (Maximum FAR of 0.26 in Zone 2)	N	P 1	17-1
SHOE POLISH - manufacturing	N ^{1,2}	N ^{2,3}	
SIGN MANUFACTURE (Maximum FAR of 0.56 in Zone 2)	N ^{1,2}	P 1	
STONE CURING, MONUMENT - manufacturing (Maximum FAR of 0.56 in Zone 2)	N ^{1,2}	P 1	
STORAGE - outside (open with no screening required) (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	P 1	P 1	
STORAGE - outside (screening from public ROWs and adjacent property required) (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	P 1	P 1	
TEXTILE - manufacturing (Maximum FAR of 0.56 in Zone 2)	N ^{1,2}	P 1	
TILE - manufacturing (Maximum FAR of 0.56 in Zone 2)	N ^{1,2}	P 1	
TILE ROOFING and WATERPROOFING PRODUCTS - manufacturing	P 1	P 1	
TORACCO - processing (Maximum FAR of 0.56 in Zone 2)	N ^{1,2}	P 1	
TOOL - manufacturing (Maximum FAR of 0.56 in Zone 2)	P 1	P 1	
TOY - manufacturing (Maximum FAR of 0.56 in Zone 2)	P 1	P 1	
TRAILER - manufacturing (Maximum FAR of 0.56 in Zone 2)	N ^{1,2}	P 1	
VENETIAN BLIND - cleaning and fabrication (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
VULCANIZING, RECAPPIING	N ^{1,2}	N ^{1,2}	
WATER DISTILLATION	P 1	P 1	
Water Well Contractor WELL-DRILLING CONTRACTOR	P 1	P 1	
WIRE PRODUCTS - manufacturing (Maximum FAR of 0.56 in Zone 2)	N ^{1,2}	P 1	
WOOD PROCESSING - CREOSOTING or OTHER PRESERVING TREATMENT (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
WOOL PULLING and SCOURING (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
MEDICAL - surgical supplies wholesale	N ^{1,2}	N ^{1,2}	
AERIAL SURVEY - Administrative offices no on-site flight services (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
OFFICE (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
FLORIST - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
LANDSCAPING MATERIALS - sales and storage	P 1	P 1	
NURSERY - plant wholesale outside growing permitted	N ^{1,2}	P 1	
PRINTER - large scale other than quick print (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
COSMETICS - manufacturing or processing	N ^{1,2}	N ^{1,2}	
FOOD and FOOD PRODUCTS - processing (Maximum FAR of 0.56 in Zone 2)	N ^{1,2}	P 1	
PUNCH CONCENTRATE - processing and mixing	N ^{1,2}	P 1	
PUNCH CONCENTRATE PRODUCTS - mixing only (Maximum FAR of 0.56 in Zone 2)	N ^{1,2}	P 1	
ARCHERY RANGE - outdoor	N ^{1,2}	N ^{1,2}	
ARCHERY RANGE - indoor (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
ATHLETIC FIELDS	N ^{1,2}	N ^{1,2}	

GROCERY STORE - retail (Maximum FAR of 0.24 in Zone 1, FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	17-1
HARDWARE SALES - retail (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
HEAD SHOP (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
HOBBY STORE - retail (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
HOME IMPROVEMENT CENTER	P 1	P 1	
JEWELRY STORE - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
LEATHER GOODS or LEISURE STORE - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
MEDICAL - surgical supplies retail (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
MILLINER - custom (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
NEWSSTAND (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
NURSERY - retail (growing plants on site permitted)	P 1	P 1	
NURSERY - retail (no growing plants on site permitted)	N ^{1,2}	P 1	
OFFICE EQUIPMENT and SUPPLY - retail (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
PAINT and WALLPAPER STORE - retail and wholesale (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
PET SHOP - retail (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
PLUMBING FIXTURES - retail	P 1	P 1	
RUG or CARPET - retail	P 1	P 1	
SECONDHAND MERCHANDISE - retail no outside storage or display of inventory permitted (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
SHOE - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
SILK SCREENING - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
SPORTING GOODS - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
STAMPS and COIN SALES - retail (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
STATIONARY PRODUCTS - retail (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
TABLER - preparation retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
THRIFT STORE - retail see (SECONDHAND MERCHANDISE) (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
TORACCO STORE - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
TOY STORE - retail (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
TROPHY SALES, ENGRAVING and ASSEMBLY (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
VARIETY STORE - retail (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
MACHINERY, TOOLS and CONSTRUCTION EQUIPMENT SALES and SERVICE	P 1	P 1	
FARM EQUIPMENT SALES, SERVICE or STORAGE	P 1	P 1	
OIL WELL SUPPLIES and MACHINERY SALES - used	P 1	P 1	
PORTABLE BUILDING SALES	P 1	P 1	
AIR CONDITIONING - REFRIGERATION - service and repair (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
ALTERS/REPAIR of APPAREL (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
APPLIANCE - repair repair (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	

LOOKSMITH (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	17-1
MANUFACTURED HOME - OVERSIZED VEHICLE SALES, SERVICE or STORAGE (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
MESSAGE - parlor	N ^{1,2}	N ^{1,2}	
MESSAGE - therapeutic	N ^{1,2}	N ^{1,2}	
MINI WAREHOUSE - over 25 AC (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	P 1	P 1	
MORTUARY - embalming and preservation only (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
PALM FRUITING (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
PAWN SHOP (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
PICTURE FRAMING (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
POST OFFICE (Maximum FAR of 0.24 in Zone 2)	N ^{1,2}	P 1	
RECORDING STUDIO (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
SHOE - repair (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
SIGN SHOP - no outside storage (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
STUDIO - live or performing arts	N	N ^{1,2}	
STUDIO - interior decorating	N ^{1,2}	N ^{1,2}	
STUDIO - photographic	N ^{1,2}	N ^{1,2}	
STUDIO - sound and recording	N	N ^{1,2}	
TAILOR SHOP (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
TATTOO PARLOR/STUDIO (Maximum FAR of 0.22 in Zone 2)	P 1	P 1	
TAXIDERMIST (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
TOOL RENTAL - fenced and screened outside storage permitted	P 1	P 1	
TOOL RENTAL - outside storage permitted (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
TRUCK CUT and TRIM SERVICE (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
WAGON REPAIR (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
CARTING, CRATING, HAULING, STORAGE (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	P 1	P 1	
COLD STORAGE PLANT (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	P 1	P 1	
FUR DYEING, FINISHING and STORING (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	N ^{1,2}	P 1	
ICE CREAM TRUCK STORAGE (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	P 1	P 1	
MOVING COMPANY (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	P 1	P 1	
STORAGE - outside (under roof and screened) (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	P 1	P 1	
FREIGHT DEPOT (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	P 1	P 1	
TELEPHONE EQUIPMENT INFRASTRUCTURE	P 1	P 1	
WIRELESS COMMUNICATION SYSTEMS	P 1	P 1	
SANITARY LANDFILL - SOLID WASTE FACILITY	N ^{1,2}	N ^{1,2}	
OFFICE WAREHOUSE (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	P 1	P 1	
WAREHOUSING - no outside storage permitted (Maximum FAR of 1.0 in Zone 1, FAR of 2.0 in Zone 2)	P 1	P 1	

GOLF COURSE - private (see residential use table)	N ^{1,2}	P 1	17-1
GOLF COURSE - public	N ^{1,2}	P 1	
GOLF DRIVING RANGE	N ^{1,2}	P 1	
RIFLE and PISTOL RANGE - indoor (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
STABLE and EQUESTRIAN CENTER (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
TENNIS, RACQUETBALL or HANDBALL - private (outside courts permitted)	N ^{1,2}	N ^{1,2}	
TENNIS, RACQUETBALL or HANDBALL - public (outside courts not permitted)	N ^{1,2}	N ^{1,2}	
TENNIS, RACQUETBALL or HANDBALL - private (outside courts not permitted)	N ^{1,2}	N ^{1,2}	
AIR CONDITIONERS - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
ANTIQUE STORE - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
APOTHECARY - see (DRUGSTORE - apothecary)	N ^{1,2}	N ^{1,2}	
APPAREL and ACCESSORY STORE - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
APPLIANCE - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
ART GALLERY	N ^{1,2}	N ^{1,2}	
BAKERY - retail	N ^{1,2}	N ^{1,2}	
BOOKSTORE (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
BUILDING SPECIALTIES - retail outside storage permitted	P 1	P 1	
BUSINESS MACHINES - retail (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
CAMERA, PHOTOGRAPHIC EQUIPMENT and SUPPLIES - retail (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
CANDY, NUT and CONFECTIONERY - retail	N ^{1,2}	P 1	
CATERING KITCHEN (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
CONVENIENCE ICE HOUSE - retail convenience store	N ^{1,2}	P 1	
CONVENIENCE STORE - w/ gas sales (Maximum FAR of 0.14 in Zone 1, FAR of 0.28 in Zone 2)	P 1	P 1	
DARY PRODUCTS - retail (Maximum FAR of 0.24 in Zone 2)	N ^{1,2}	P 1	
DRUGSTORE - apothecary	N ^{1,2}	N ^{1,2}	
DRY GOODS - retail (Maximum FAR of 0.24 in Zone 2)	N ^{1,2}	P 1	
FARM SUPPLIES	P 1	P 1	
FEED, SEED, FERTILIZER SALES - no outside storage	P 1	P 1	
FISH MARKET - retail (Maximum FAR of 0.24 in Zone 2)	P 1	P 1	
FLOOR COVERING - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
FLORIST - retail (Maximum FAR of 0.16 in Zone 2)	N ^{1,2}	P 1	
FOOD LOOKER PLANT - retail (Maximum FAR of 0.24 in Zone 2)	N ^{1,2}	P 1	
FOOD STORE (Maximum FAR of 0.24 in Zone 2)	N ^{1,2}	P 1	
FRUIT and PRODUCE - retail (Maximum FAR of 0.24 in Zone 2)	N ^{1,2}	P 1	
FURNITURE SALES - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	
GIFT SHOP - retail	N ^{1,2}	N ^{1,2}	
GLASS - retail (Maximum FAR of 0.28 in Zone 2)	N ^{1,2}	P 1	

APPLIANCE - repair small (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	17-1
BANK, SAVINGS and LOAN (Maximum FAR of 0.22 in Zone 2)	N	P 1	
BARBER or BEAUTY SHOP (Office uses only, Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
BICYCLE - repair (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
BOAT and MARINE - sales, service (outside storage not permitted) (Maximum FAR of 0.14 in Zone 1, FAR of 0.28 in Zone 2)	P 1	P 1	
BOAT and MARINE - storage (outside permitted) (Maximum FAR of 0.14 in Zone 1, FAR of 0.28 in Zone 2)	P 1	P 1	
BODY PIERCING (Office uses only, Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
CEREMONY or MAUSOLEUM	P 1	P 1	
COPY or REPRODUCTION - example Quick Print (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
COPY SERVICE - duplicating and photocopying (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
COSMETIC - permanent (Office uses only, Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
DELICATESSEN (Maximum FAR of 0.24 in Zone 2)	P 1	P 1	
DRY CLEANING - limited to 5 employees (Office uses only, Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
DRY CLEANING - pickup station only (Maximum FAR of 0.24 in Zone 2)	N ^{1,2}	P 1	
ELECTRIC REPAIR - heavy equipment (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
ELECTRIC REPAIR - light equipment (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
ELECTRONIC EQUIPMENT - repair (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
ELEVATOR MAINTENANCE - service (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
EXTERMINATORS (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
FOOD - restaurant or cafeteria	N ^{1,2}	N ^{1,2}	
FURNITURE REPAIR / UPHOLSTERING (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
GASOLINE FILLING STATION - with repair service (car wash allowed) (Maximum FAR of 0.14 in Zone 1, FAR of 0.28 in Zone 2)	P 1	P 1	
GASOLINE FILLING STATION - with repair service and/or car wash (Maximum FAR of 0.14 in Zone 1, FAR of 0.28 in Zone 2)	P 1	P 1	
GUNSMITH (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
JANITORIAL / CLEANING SERVICE (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
LABORATORY - research	N ^{1,2}	N ^{1,2}	
LABORATORY - testing	N ^{1,2}	N ^{1,2}	
LAUNDRY and DRY CLEANING - self service (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
LAUNDRY - limited to max of 5 employees (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
LAUNDRY or DRY CLEANING - pickup station only (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
LAUNDRY/REPAIR (Maximum FAR of 0.11 in Zone 1, FAR of 0.22 in Zone 2)	P 1	P 1	
UNIFORM or UNIFORM SUPPLY, DRYER SERVICE (pickup and supply only) (Maximum FAR of 0.22 in Zone 2)	N ^{1,2}	P 1	
LOAN OFFICE (Maximum FAR of 0.22 in Zone 2)	N	P 1	

BAKERY - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	17-1
BARBER and BEAUTY EQUIPMENT - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
CAMERA, PHOTOGRAPHIC EQUIPMENT and SUPPLIES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
DARY EQUIPMENT SALES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
DARY PRODUCTS - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
DRUG SALES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
FISH MARKET - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
FOOD PRODUCTS - wholesale and storage (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
FRUIT and PRODUCE - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
FURNITURE SALES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
GLASS - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
GROCERY - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
HARDWARE SALES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
OFFICE EQUIPMENT and SUPPLY - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
PAPER SUPPLIES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
PLUMBING FIXTURES - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
SHOE - wholesale no manufacturing (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
SPORTING GOODS - wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
STORE MONUMENT - retail and wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	
TABLER - preparation wholesale (Maximum FAR of 0.28 in Zone 1, FAR of 0.56 in Zone 2)	P 1	P 1	

Notes:

¹With no public assembly.

²Maximum 100 parking spaces.

³No industrial or manufacturing uses will be allowed if operations emit into the air any substance which would impair the visibility or otherwise interfere with the operation of aircraft, or which would be such that any use be allowed which would interfere with aircraft communication systems or navigational equipment, or which would otherwise be a hazard to aircraft.

⁴Building size is limited to maximum 3,000 square feet.

⁵Excludes shops.

⁶Low-intensity office use only.

¹⁰No above ground passenger terminals and no above ground power transmission or distribution lines. Prohibited power lines include high-voltage transmission lines and distribution lines that provide power to cities, towns, or regional power for unincorporated areas.

¹⁴Activities that attract concentrations of birds creating a hazard to aircraft operations should be excluded.

¹¹No above ground passenger terminals and no above ground power transmission or distribution lines.

¹³Passive recreation only. No active recreation facilities allowed, including but not limited to playgrounds, club houses, and auditoriums. ¹⁴Facilities must be low intensity, and provide no playgrounds, etc. Facilities such as club houses, meeting places, auditoriums, etc. are not recommended.

¹⁵Facilities must be designed or operated at a scale to allow no more than 50 people per acre at any given time.

Roll Call Vote:

Ayes: Maldonado, Wright, Ramirez, Reid, Estrada, Tapia, Fullerton, Hanley, Plagens, Leisman, Tackett, Farrimond, Cohen, Teel, Sipes, Peck

Nays: Sherrill, Manna, Brown, Garcia, Carrillo-Haynes

MOTION CARRIED FOR DENIAL

4. Discussion and possible action on UDC amendment item 25-1, affecting section 35-339.04: Military Lighting Overlay Districts . (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Staff stated 77 written comments were received in support.

Dawn Davies, applicant, stated the request is to amend the current military lighting overlay district to restore and preserve a clear dark night-sky.

Public Comment:

Larry Wells, spoke in favor.

Alejandro Pena, CPS Energy representative, spoke in opposition and stated how the request will impact the outdoor and street lighting, temperatures, and material shortages. He also stated that TX Dot recommends 4000K, in which CPS is in compliance.

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Manna to table the conversation for item #4 until the end of the meeting.

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

MOTION CARRIED

5. Discussion and possible action on UDC amendment item 26-1, affecting section 35-397: Auto and Light Truck Repair and Motor Vehicle Sales. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Staff stated 6 written comments were received in support, and 1 neutral comment.

D'ette Cole, applicant, stated the request is to not allow gas stations in residential neighborhoods.

Public Comment:

Steve Versteg, signed up to speak in favor.

Ray Morales, yielded minutes to Steve Versteeg.

Ross Laughead, signed up to speak in favor.

MOTION

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

DIVISION 7. - SUPPLEMENTAL USE REGULATIONS

[Sec. 35.397.01 – Gasoline Stations.](#)

(a) [Spacing.](#) Notwithstanding any other provisions of this chapter, any use in Table 397.01-1 listed as permitted in Table 311-2 and 311-2a shall require Specific Use Authorization Zoning approval within the distances in Table 397.01-1 from any of the following uses:

- (1) Single family or multi-family residences.
- (2) Schools.
- (3) Day Care Facilities.
- (4) Assisted Living Facilities, Boarding Homes and Community Homes.

[Table 397.01-1](#)

Use	Minimum distance (feet) from the nearest building or structure of the gasoline use to the property line of any designated property uses specified above*
Gasoline Filling Station or use with gasoline having 50,000 gallons or less total tank capacity.	100 feet
Gasoline Filling Station or use with gasoline having over 50,000 gallons.	200 feet

*The distance shall be inclusive of setbacks, buffers, and intervening property.

(b) The installation of gasoline stations within the required distance shall be allowed by specific use authorization in accordance with [Sec. 35.423](#).

TABLE 311-2 NONRESIDENTIAL USE MATRIX												
	PERMITTED USE	O-1& O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	EPZD
Retail	Convenience Store (With Gasoline) See Section 35.397.01					P	P	S	P	P	P	NA
Retail	Convenience Store (With Gasoline And Carwash) See Section 35.397.01					S	P		P	P	P	NA
Service	Gasoline Filling Station (Without Repair Or Carwash) See Section 35.397.01					P	P	S	P	P	P	NA
Service	Gasoline Filling Station (With Repair) See Section 35.397.01						P		P	P	P	NA
Service	Gasoline Filling Station (With Repair And/Or Carwash) See Section 35.397.01					S	P	S	P	P	P	NA
Service	Gasoline Filling Station – Fleet See Section 35.397.01						S		P	P	P	NA

TABLE 311-2a NONRESIDENTIAL USE MATRIX												
	PERMITTED USE	Urban	Rural	Farm	Mixed Industrial							
		UD Major Node	UD Minor Node	RD Major Node	RD Minor Node	FR Ag Commercial	FR VILLAGE CENTER FR/FR Minor Node	M1 - 1	M1-1 Minor Node	VILLAGE CENTER - M1	M1 - 2	M1-2 Minor Node
Retail	Convenience Store (With Gasoline) See Section 35.397.01	P		P		P	P		P	P	P	P
Retail	Convenience Store (With Gasoline And Carwash) See Section 35.397.01	P		P		P	P		P	P	P	P
Service	Gasoline Filling Station (Without Repair Or Carwash) See Section 35.397.01	P		P		P	P		P	P	P	P
Service	Gasoline Filling Station (With Repair) See Section 35.397.01	P		P		P	P		P	P	P	P
Service	Gasoline Filling Station (With Repair And/Or Carwash) See Section 35.397.01	P		P		P	P		P	P	P	P
Service	Gasoline Filling Station - Fleet See Section 35.397.01							P		P		

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

MOTION CARRIED

6. Discussion and possible action on UDC amendment item 5-51, affecting section 35-A101: Definitions and Rules of Interpretation. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Development Services, stated the request is to add references to zoning districts that are not in the code.

No Public Comment

MOTION

A motion was made by Committee Member Brown and seconded by Committee Member Cohen to Approve as presented.

Residential development. All areas zoned as "RP", "R-1", "R-2", "R-3", "R-4", "R-5", "R-6", "R-20", "RE", "RM-4", "RM-5", "RM-6", "NP-8", "NP-10", "NP-15", "MF-18", "MF-25", "MF-33", "MF-40", "MF-50" or "MF-65", or otherwise zoned or devoted primarily to residential use, and shall include all other areas not zoned or used primarily for commercial or industrial use.

Residential district or residential zoning district. Any of the following zoning districts: "RP", "R-1", "R-2", "R-3", "R-4", "R-5", "R-6", "NP-8", "NP-10", "NP-15", "R-20", "RE", "RM-4", "RM-5", "RM-6", "MF-18", "MF-25", "MF-33", "MF-40", "MF-50" or "MF-65".

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

MOTION CARRIED

Committee Member Garcia left the meeting at 2:30 pm.

7. Discussion and possible action on UDC amendment item 5-14, affecting section 35-A101: Definitions and Rules of Interpretation. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Jenny Ramirez, Development Services, stated the request is to redefine the restrictive parking area for oversized vehicles.

No Public Comment

MOTION

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

Restricted parking area: The area of a lot in a residential district where the parking of oversized vehicles, as defined in this chapter, is not allowed. 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 area within the front yard of a lot within the parking of oversized vehicles is regulated. This area extends to a depth of fifteen (15) feet from the street curb or, if there is no curb, from the edge of the roadway whether paved or unpaved

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

MOTION CARRIED

8. Discussion and possible action on UDC amendment item 21-2, affecting section 35-A101: Definitions and Rules of Interpretation. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

David McDaniel, Solid Waste Department, stated the request is to cross-reference the Solid Waste Code and Development Code.

No Public Comment

MOTION

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

Solid waste. Solid waste, including municipal solid waste, shall have the same meanings as those used in Chapter 14 (Solid Waste) of the city code of the City of San Antonio. Solid waste may include Any garbage; refuse; sludge from a waste treatment plant, water supply

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

MOTION CARRIED

9. Discussion and possible action on UDC amendment item 5-7, affecting section 35-A101: Definitions and Rules of Interpretation. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Development Services, stated the request is to update the definition for townhouse and townhouse subdivision.

No Public Comment

MOTION

A motion was made by Committee Member Sherrill and seconded by Committee Member Tapia to Approve as presented.

Townhouse. A single-family dwelling unit constructed in a group of three (3) or more attached units in which each unit extends from foundation to roof and with a yard or public right-of-way on not less than two (2) sides. ~~A building that has one-family dwelling units erected in a row as a single building on adjoining lots, each being separated from the adjoining unit or units by a fire wall (to be constructed in accordance with city codes and ordinances), along the dividing lot line, and each such building being separated from any other building by space on all sides.~~

Townhouse Subdivision: A division of any tract of land into two (2) or more parts for the purposes of laying out any subdivision which may include a group of at least three (3) townhouse units.

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

MOTION CARRIED

10. Discussion and possible action on UDC amendment item 5-49, affecting section 35-A1 Definitions and Rules of Interpretation. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Development Services, stated the request is to add reference to new zoning districts created from IDZ to IDZ 3.

No Public Comment

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Sherrill to Approve as presented.

<p>Urban Low Density Residential - includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: R-1, R-2, R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, IDZ-1, MH, MHC, MHP, MXD, and NC.</p> <ul style="list-style-type: none">• Typical densities in this land use category would range from 7 to 18 dwelling units per acre.• IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above. <p>Medium Density Residential - accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: R-1, R-2, R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-33, IDZ-1, IDZ-2, MH, MHC, and MHP, and MXD.</p> <ul style="list-style-type: none">• Typical densities in this land use category would range from 13 to 33 dwelling units per acre.• IDZ, PUD, MXD, and TOD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above. <p>High Density Residential - includes low-rise to mid-rise buildings with four (4) or more dwelling units in each. High density residential provides for compact development including apartments, condominiums, and assisted living facilities. This form of development is typically located along or near major arterials or collectors. High density multi-family uses should be located in close proximity to transit facilities. Certain nonresidential uses, including, but not limited to schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through lower-density residential uses. Permitted zoning districts: RM-4, MF-25, MF-33, MF-40, MF-50, MF-65, IDZ-2, IDZ-3, MH, MHC, and MHP, and MXD.</p> <ul style="list-style-type: none">• Typical densities in this land use category would range from 25 to 50 dwelling units per acre.	<p>IDZ, PUD, MXD, TOD and MPD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.</p> <p>Urban Mixed-Use - contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed-Use development is typically higher scale than Neighborhood Mixed-Use and smaller scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three categories. Building footprints may be block scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Livework housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site parking or lots. The Urban Mixed-Use category should be located in proximity to transit facilities. Permitted zoning districts: B-1, B-2, B-3, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, MF-50, MF-65, IDZ-2, IDZ-3, MH, MHC, and MHP, and MXD, FBZD, AE-1, AE-2, AE-3, and AE-4, IDZ-1, IDZ-2, IDZ-3, and MXD.</p> <p>IDZ, PUD, MXD, TOD and MPD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.</p> <p>Regional Mixed-Use - contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one use. Livework housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged. Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed-Use projects encourage incorporation of transit facilities into development. Permitted zoning districts: MF-33, MF-40, MF-50, MF-65, B-1, B-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, and AE-4, IDZ-2, IDZ-3, and MXD.</p> <p>IDZ, PUD, MXD, TOD and MPD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.</p> <p>Employment/Flex Mixed-Use - provides a flexible livework environment with an urban mix of residential and light service industrial uses. Uses include smaller scale office, retail, art studio, warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a creative footprint and can closely resemble commercial development across multiple sites or with several multi-functioning buildings on one site. Permitted zoning districts: B-1, B-2, RM-4, RM-5, RM-6, MF-25, MF-33, B-1, B-2, C-1, C-2, L, AE-1, AE-2, AE-3, and AE-4, IDZ-1, IDZ-2, IDZ-3, and MXD.</p> <p>IDZ, PUD, MXD, TOD and MPD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.</p> <p>Business/Innovation Mixed-Use - accommodates industrial uses with office, commercial, and residential uses, all within a creative setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication,</p>
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A verbal vote was taken, and all voted in affirmative.

MOTION CARRIED

11. Discussion and possible action on UDC amendment item 5-19, affecting section 35-B101: Specifications for Documents to be Submitted. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Development Services, stated the request is regarding the engineering scale used for plats.

No Public Comment

MOTION

A motion was made by Committee Member Wright and seconded by Committee Member Reid to Approve as presented.

	A	B	C	D	E	F	G
	(A) Material/Information	Master Development Plan	PUD Plan	Major Plat Application	Minor Plat Application	Development Plat Application	Specific Use Authorization
F.	PLANNING						
	(3) A location map at an accurate engineering scale a scale of not less than 1"=2,000' indicating the location and distance in relation to adjacent streets and all surrounding major thoroughfares. The location map is to be located in the top left hand corner of the sheet.	*	*	*	*		

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

MOTION CARRIED

12. Discussion and possible action on UDC amendment item 5-20, affecting section 35-B101: Specifications for Documents to be Submitted. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Development Services, stated the request is to allow digital files that interface with BuildSA for applications.

No Public Comment

MOTION

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

(f) Digital Requirements for Street and Drainage Construction Plan Submittals.

- (4) **City-Provided Standard Detail Sheets in a Digital Format.** The city's drainage and capital programs departments will provide standard details in a digital format to anyone requesting the files. The request should include whether the files should be provided in AutoCad (DWG) or PDF - MicroStation (DGN), or Generic (DXF) format. These files may be e-mailed to the requestor or provided on diskette. Since the city does not use AutoCad, the requests for this format will be performed using the conversion software available within MicroStation, and is provided with no claims as to the requestor's ability to read or use the delivered files.

- (5) **Formats for Graphical Data.** Any of three (3) formats are allowed for drawing digital data submitted for approval by the public works department — DXF (generic), DWG (AutoCAD), and DGN (Microstation).

A. DGN (Microstation) (Bentley). This is the graphics format used by the City of San Antonio. The Microstation software used to produce these files should be the most current or prior version of the product. Files produced using software over two (2) releases old may not be accepted. No reference files will be attached to DGN files submitted to the city.

AB. DWG (AutoCAD) (Autodesk). This file format is used by Autodesk with their AutoCAD product. This is the preferred way for AutoCAD users to transfer files to the city. The AutoCAD software used to produce these files should be the most current or the prior version of the product. Files produced using software over two (2) releases old may not be accepted. No xreference files will be attached to DWG files submitted to the city.

C. DXF (All Others) (Drawing Exchange File). DXF is an exchange format developed by Autodesk for use with their AutoCAD product. This format is the preferred exchange format for organizations that use graphics software provided by vendors other than Bentley or Autodesk. Only the ASCII output file option will be accepted for this exchange format. The software used to produce these files should be compatible with the current or prior versions of Microstation or AutoCAD. Files produced using file compatibility over two (2) releases old may not be accepted.

- (7) **Media Requirements and File Creation.** The city will accept files uploaded online or delivered to Development Services via digital files on DGS 3.5" high-density (1.4 Mb) diskettes or on 650-Mb CDs. Files created on diskettes or CD for delivery to the city will be produced using Windows output formats. WinZip may be used to compress the files being submitted. Diskettes and CDs will be labeled with the following information:

Plat number, subdivision name, number of files (sheets) on the diskette or CD, disk creation date, company name, and contact name and phone number.

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

MOTION CARRIED

Committee Member Cohen requested a blanket motion for items 14-18.

- 14 Discussion and possible action on UDC amendment item 11-2, affecting section 35-B121: Subdivision Plat Applications. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

No Public Comment

MOTION

A motion was made by Committee Member Cohen and seconded by Committee Member Reid to Approve as presented.

- (f) **Certification and Forms.** All declarations, agreements, bonds, releases and other instruments required by the City of San Antonio shall be substantially in the same form as the particular instruments set out in this exhibit.

- (3) **Form C: Owner's acknowledgment.** If the owner authorizes an agent, he shall file a notarized letter to that effect.

STATE OF TEXAS COUNTY OF BEXAR
The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner

Duly Authorized Agent
STATE OF TEXAS COUNTY OF BEXAR
Before me, the undersigned authority on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this _____ day of _____, ____.

Notary Public, State of Texas Bexar County, Texas

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

MOTION CARRIED

- 15 Discussion and possible action on UDC amendment item 3-1, affecting section 35-B121: Subdivision Plat Applications. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

No Public Comment

MOTION

A motion was made by Committee Member Cohen and seconded by Committee Member Reid to Approve as presented.

This Letter of Credit sets forth in full the terms of our undertaking and such undertaking shall not in any way be modified, amended or amplified by reference to any document, instrument or agreement referred to herein or to which this letter of credit relates unless agreed to in writing by (Bank Name) and the City of San Antonio. Notwithstanding the above, the amount <u>available-owing</u> under <u>this-the</u> Letter of Credit may be <u>increased or decreased-amended</u> by <u>amendment, or by a replacement-substituting-another</u> Letter of Credit that <u>also</u> meets all <u>of</u> the <u>Beneficiary's</u> criteria <u>provided-in-this-chapter</u> .
Except as expressly stated herein, this undertaking is not subject to any agreement, condition or qualification. The obligation of (Bank Name) under this Irrevocable Letter of Credit is the individual obligation of (Bank Name), and is in no way contingent upon reimbursement by applicant with respect thereto.
We hereby engage with you that documents drawn under and in compliance with the terms of this Irrevocable Standby Letter of Credit will be duly honored if presented for payment to (Bank Name), (Physical Address of Bank) on or before the expiration date of this Letter of Credit.
This Letter of Credit is subject to the <u>most recent version of</u> International Standby Practices 1998, International Chamber of Commerce Publication No. 590 ("ISP98"), and as to matters not addressed by ISP98, is subject to and governed by <u>the laws of the state of</u> Texas <u>State Law</u> -and <u>the applicable-laws of the United States-U.S.-Federal Law</u> .

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

MOTION CARRIED

17. Discussion and possible action on UDC amendment item 5-11, affecting section 35-C101: Generally. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

No Public Comment

MOTION

A motion was made by Committee Member Cohen and seconded by Committee Member Reid to Approve as presented.

- (e) **Earmarking.** There shall be established with the city treasurer an escrow fund for purposes of reimbursing the departments responsible for processing the permit applications subject to this appendix for services rendered in connection with administration of this chapter or any other chapter or section of the City Code related to land development or building construction. ~~Said escrow account shall include the proceeds of the project review fees established in sections 35-C102 through 35-C105 herein.~~ The funds contained in said escrow account shall be used solely to reimburse the departments for actual costs associated with administration of the this chapter or any other chapter or section of the City Code related to land development or building construction. ~~including, but not limited to, compensation for staff time and salaries attributable to the processing of permits, agency attendance fees, project notification costs, and related costs.~~

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

MOTION CARRIED

18. Discussion and possible action on UDC amendment item 22-28, affecting section 35-C102: Zoning Fees. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

No Public Comment

MOTION

A motion was made by Committee Member Cohen and seconded by Committee Member Reid to Approve as presented.

- (b) **Fees Established.** The following fees are established for zoning cases and zoning related matters. All fees shall be paid at the time an application is filed or the service is requested.

(A) Permit, Development Order, Document or Action	(B) Fee Amount

Neighborhood, community, and perimeter, <u>sector, and sub-area</u> plans	varies \$2.00 to \$46.00 per plan \$5.00 per CD
Neighborhood, community, and perimeter, <u>sector, and sub-area</u> plans plan amendment fee	0—0.5 acres \$735.00 0.501 to 5.0 acres \$1,577.50 5.01 to 10.0 acres \$2,445.00 10.01 to 25 acres \$3,820.00 25.01 acres or more \$3,820.00 plus \$110.00/acre up to \$11,500.00/max
Postponement/withdrawal fee for neighborhood, <u>community, perimeter, sector, and sub-area</u> plan amendments	\$400.00 per request
Neighborhood, community, and perimeter, <u>sector, and sub-area</u> plan amendment refund fee	\$100.00

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

MOTION CARRIED

- 13 Discussion and possible action on UDC amendment item 5-36, affecting section 35-B121: Subdivision Plat Applications. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, Development Services, stated the request is to clarify the text regarding documents submitted for plats.

No Public Comment

MOTION

A motion was made by Committee Member Tackett and seconded by Committee Member Maldonado to Approve as Amended.

5-36

(f) **Certification and Forms.** All declarations, agreements, bonds, releases and other instruments required by the City of San Antonio shall be substantially in the same form as the particular instruments set out in this exhibit. The following must appear on the plat.

(1) **Form-A: Surveyor's Certificate.** A surveyor's certificate as follows:

STATE OF TEXAS COUNTY OF BEXAR
I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: [name] Registered Professional Land Surveyor

(2) **Form-B: Engineer's certificate.** An engineer's certificate is required in all cases except when the plat does not require engineering considerations.

STATE OF TEXAS COUNTY OF BEXAR
I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.
Licensed Professional Engineer

(3) **Form-C: Owner's acknowledgment.** If the owner authorizes an agent, he shall file a notarized letter to that effect.

STATE OF TEXAS COUNTY OF BEXAR
The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private or part of an enclave or planned unit development, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.
Owner
Duly Authorized Agent
STATE OF TEXAS COUNTY OF BEXAR
Before me, the undersigned authority on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this day of, .
Notary Public, Bexar County, Texas

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

MOTION CARRIED

19. Discussion and possible action on UDC amendment item 22-21, affecting section 35-420: Comprehensive Neighborhood, Community, Perimeter and Sector Plans. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Micah Diaz, Planning Department, stated the request is to update Section 35-420.

Public Comment:
Ross Laughead, spoke in favor.

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Hanley to Approve as presented.

Amendment Title – Sec. 35-420 - Comprehensive Planning Program, Neighborhood, Community, Perimeter, and Sector Plans.
Amendment Language:

STATEMENT OF PURPOSE

The Comprehensive Planning Program is the city's coordinated approach and process for long-range planning. It provides the rationale and goals for the city's long-range development efforts. The Comprehensive Planning Program was updated through the adoption of the 2016 SA Tomorrow Comprehensive Plan. The new hierarchy of plan types and geographies are intended to provide a more coordinated, efficient, and effective structure for planning at various levels. Previously adopted neighborhood and community plans were developed with extensive input from local stakeholders within the individual plan geographies. These previous planning efforts, including future land use, remain an important aspect of the current and future planning programs throughout the city. Existing and future neighborhood-scaled planning will be integrated into the planning for regional centers and community planning areas. Neighborhoods are an essential building block of local planning. The master plan provides strong policies encouraging neighborhood participation in the planning and land development process. Neighborhood planning is an important process when it is participatory and inclusive. At the same time, the master plan requires development approval processes to be fair and equitable, and for permitting to be streamlined.

- (a) **Applicability.** The provisions of this section govern the hierarchy and development of plans under the Comprehensive Planning Program, neighborhood, community, perimeter, and sector plans. These are four (4) categories of plans that may be adopted pursuant to this section, as set forth in subsections (b) through (d) below. For purposes of this section, a "plan" shall mean and refer to any neighborhood plan, community plan, perimeter plan, sector plan, or any plan adopted pursuant to V.T.C.A. Local Government Code ch. 213, unless otherwise indicated.

- (1) **Regional Plans.** Regional Plans are developed in collaboration with partner agencies to guide regional and multi-jurisdictional services and/or infrastructure investments. Not all plans at the Regional Plan level of the Comprehensive Planning Program necessarily address a full regional geography, as many regional planning efforts coordinate interjurisdictional strategies, policies, and investments with neighboring cities and counties at a smaller geographic scale. This level includes topics such as perimeter plans, annexation strategy, Joint Land Use Plans, and similar regional scaled efforts. **Neighborhood Plans.** Neighborhood plans may include at least one (1) neighborhood unit. A neighborhood unit may encompass an area which includes residences, businesses, parks, schools, undeveloped land, and other community facilities. Populations should generally range from four thousand (4,000) to ten thousand (10,000) people depending on the geographic area and boundaries. A neighborhood unit usually contains at least one thousand five hundred

expanding to one-half (1/2) mile around high-frequency transit stops or stations. Prioritization criteria and major components of a Corridor Plan are described by Chapter 17 of the SA Tomorrow Comprehensive Plan.

- (c) **Community Plans.** Community plan areas include all parts of the city not located within a regional center. These plans are intended to provide detailed strategies for land use, transportation, infrastructure, and community facilities and amenities. Community plans should generally cover areas including at least two or three large neighborhoods, and, as many as ten or more smaller neighborhoods. Most will generally include five to eight neighborhoods and areas of five or more square miles. **Perimeter Plans.** Perimeter plans are similar to community plans but may cover land areas that lie within the corporate limits, the city's ETJ and that portion of the county outside of the city's present ETJ. Perimeter plans shall serve as amendments to the city's master plan for those areas lying within the city limits and shall be subject under state law to the zoning ordinances of the city of San Antonio. All other areas covered by the perimeter plan outside of the corporate limits of the city shall be for general guidance for the subdivision of land and implementation of the major thoroughfare plan.

- (4) **Specific Plans.** Specific Plans address smaller scale geographies and are focused on implementation. Examples of these types of plans include Airport Plans, Station Area Plans, Area Development Plans and special-purpose plans and facilities such as, **Anchor Plans.** Anchor plans are components of the city's master plan policies, but also provide appropriate guidance for land use, transportation, and public facilities planning in each of the city's sector areas. Sector plans shall serve as amendments to the city's master plan for those areas lying within the city limits and shall be subject under state law to the zoning ordinances of the City of San Antonio. All other areas covered by the sector plan outside of the corporate limits of the city shall be for general guidance for the subdivision of land and implementation of the major thoroughfare plan.

- (5) **Neighborhood, Community, Perimeter, and Sector Plans Adopted Under Previous Planning Programs.** Previous planning programs were adopted and/or updated by City Council in 1983, 1989, 1998, 2001, and 2009. Neighborhood, community, perimeter, and sector plans developed and adopted under the previous programs were adopted as components of the City's master plan, along the plan, the local effect of the master plan, unless and until such plans are repealed or superseded by an amendment or a new plan developed and adopted as a master plan component under the City's most recently adopted Comprehensive Planning Program. See 35-420(b) for consistency requirements related to repetitive requests.

(b) Initiation of Sub-Area Plans.

- (1) **Generally.** The planning process shall be initiated by the director of planning and community development and shall include other city departments and partner agencies including the office of historic preservation.
- (2) **Stakeholder Participation.** The process of developing and adopting a plan shall involve key stakeholders including residents, neighborhood associations, community organizations, non-profit, area institutions, universities, school districts, chambers of commerce, property owners, major employers, and businesses. Stakeholders shall form a planning team to assist with plan development. Plans will undergo continuing city departmental

development director, review of the recommendations of the planning commission, and consideration of public comments, the city council shall approve the plan or disapprove the plan. The city council may curtail a disapproval of the proposed plan by the planning commission.

(c) Approval Criteria for Sub-Area Plans.

- (1) **Contents.** All plans shall include the following elements addressing the following topics, at minimum: future land use, infrastructure and amenities, housing, and economic development strategies, and mobility, community facilities, and transportation networks. The plan shall contain an existing condition map, land use map and a future land use map. The plan shall include a reference to the Comprehensive Planning Program. Pursuant to V.T.C.A. Local Government Code § 213.413-005 (notation on map of comprehensive plan), a map of a plan illustrating future land use shall contain the following clearly visible statement: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries." The plans shall include goals and recommendations, objectives and policies for each element. The plans shall be consistent with the comprehensive master plan. The plans will suggest time frames, responsible parties, and potential funding sources for implementation of the plan.

- (2) **General Criteria.** Before adopting a sub-area neighborhood, community, or perimeter plan, the planning commission shall determine that the plan:

- Identifies goals that are consistent with adopted city policies, plans, and regulations.
- Was developed in an inclusive manner to provide opportunities for all interest groups to participate.

- Is a ~~definitive statement of the neighborhood or community~~ an applicable and appropriate for consultation and reference as a guide by the city council, departments, and commissions for decision-making processes.

- (3) **Planning Process.** The planning commission shall also evaluate the planning process to determine if the following criteria are met:

- Meetings were open to the public;
- Planning Schedules and planning teams were approved by the planning and community development director;
- Appropriate departments, boards, and commissions reviewed the plan; and
- That proper notification was given to nonresident property owners and the owners of undeveloped property.

- (4) **Plan Contents.** The planning commission will evaluate the plan's contents to determine if the following criteria are met:
- The plan contents are consistent with city policies, plans, and regulations;
 - Comments and recommendations from the pertinent city departments have been considered;
 - The elements of the plan will implement the plan's goals and objectives; and

- (1,500) housing units. Neighborhood plans may be incorporated into community plans and shall function as building blocks in the development of community plans.

- (2) **Citywide Functional Plans.** Citywide Functional Plans direct specialized components of city planning such as transportation, economic development, housing, natural resources, and sustainability. Examples include the SA Tomorrow Multimodal Transportation Plan, Major Thoroughfare Plan, SA Tomorrow Sustainability Plan, and similar plans. **Community Plans.** Based on the master plan policy for sector planning, the community building and neighborhood planning program includes a citywide system of community areas in order to develop community plans. The objective of dividing the entire city into community areas is to establish a framework for developing community plans that impact and service all citizens of San Antonio; creating a citywide service system that fosters community-based partnerships and civic awareness that improves neighborhoods; and providing a means for articulating community values that is readily available to public and private entities which shape the future development of the community. The proposed community areas shall be identified by the department of planning and community development based on the city's current population; and boundaries based on community association areas, the parks and recreation system plan service areas, creeks, freeways, major arterials, and census tracts.

- (3) **Sub-Area Plans.** Sub-area plans provide detailed strategies regarding land use, transportation, infrastructure, and facilities for specific geographies, such as regional centers, corridors, and neighborhood groupings, aligning them with higher level plans and policies. Sub-area plans integrate key elements of existing neighborhood and community plans while promoting citywide policy consistency and providing key recommendations and strategies for neighborhoods without a previously adopted plan. Goals, objectives, and future land use from adopted neighborhood and community plans shall be reviewed and serve as a foundational element, informing discussion and analysis throughout development of sub-area plans. Neighborhoods are integral sub-geographies of the sub-areas and will receive special attention through chapters or sections in each sub-area plan reflecting specific opportunities, challenges, recommendations, and priorities from each participating neighborhood. The planning director shall monitor and evaluate implementation of sub-area plans, and initiate plan updates as necessary.

- A. **Regional Center Plans.** Regional centers are the major activity and employment centers in San Antonio. The SA Tomorrow Comprehensive Plan identified 13 regional centers based on the following parameters:

- 1.5 to 15 square miles in size;
- Currently have or are planned to have a total employment of at least 15,000 jobs;
- Contain significant economic assets and/or major employers; and
- Major city-initiated redevelopment or specific project plans.

- B. **Corridor Plans.** Major transportation corridors are key areas to attract new jobs and households, specifically higher-density development. As VIA Metropolitan Transit and the City of San Antonio provide more frequent and high-capacity transit options, these corridors will increasingly connect employment centers to residential and recreation areas. Many of the city's major arterials will benefit from corridor plans, especially those with existing or planned high-frequency transit service. The study areas of a corridor plan should include area within one-quarter (1/4) mile of the arterial,

review to clarify and identify any program or policy inconsistencies. When a proposed sub-area plan includes geographies in a previously adopted neighborhood or community plan, the planning department shall invite previous planning team members, as available, registered neighborhood associations, and registered community organizations with boundaries within the previous plan area to review, discuss, and provide input related to the following topics prior to related discussions with the sub-area planning team:

- the goals and objectives of the neighborhood or community plan;
- the current strengths, opportunities, and challenges of the neighborhood or community plan area; and
- the future land use map and element within the neighborhood or community plan.

Comments, concerns, and specific input gathered from these meetings shall be presented to the sub-area planning team to inform the development of the proposed sub-area plan.

- (3) **Planning Team.** The planning and community development director shall appoint the members of the planning team. The planning team shall execute a memorandum of understanding which outlines each group's responsibilities and a work program which outlines timelines for plan development. The planning team shall include, to the extent practicable, a cross section of the land area to be included in the plan including but not limited to residents (both renters and owners), business owners (both enter and owners), property owners of developed and undeveloped properties, and institutional organizations such as school districts and churches. It is recognized that the composition of the planning team shall vary among the neighborhoods according to the land use and development character of each planning area.

- (5) **Reserved. Completeness Review.** Not applicable.

- (8) **Decision on Sub-Area Plans.** The department of planning and community development shall forward the plan to the planning commission and city council for adoption as a component of the comprehensive master plan as provided by article IX, section 122 of the City Charter.

- (1) **Type of Hearing.** The public hearing before the planning commission and the city council shall be conducted as a legislative hearing in accordance with subsection 35-404(d), above.

- (2) **Planning Commission.** The planning commission, after public notice in accordance with V.T.C.A. Local Government Code § 213.413-005 shall hold at least one (1) public hearing on such application and as a result thereof shall transmit its report to the city council. A public hearing shall be conducted, and a recommendation shall be submitted by the planning commission in accordance with the requirements of V.T.C.A. Local Government Code § 213.413-005. Following a briefing from the planning and community development director and consideration of public comments, the planning commission shall recommend to the city council approval of the plan, disapproval of the plan, or approval with changes as necessary to comply with subsection (e) of this section. Sub-area neighborhood plans not acted on after two (2) hearings before the planning commission shall at the discretion of the director of planning be forwarded to the city council for consideration without a recommendation by the commission.

- (3) **City Council.** The city council shall consider the proposed plan at a legislative hearing (see subsection 35-404(d), above). Following a briefing from the planning and community

- Issues raised by the stakeholders which are outside the city's jurisdiction are identified.

- (5) **Interpretation—Materially Similar Uses and Densities.** The director of the planning department shall make a determination if a use not included in the definition of "Comprehensive land use category" in section 35-4301 can reasonably be interpreted to fit into a category where similar uses are described. Interpretations may be relied by the city council upon recommendation by the planning commission at a regularly scheduled meeting. It is the intent of this article to group similar or compatible land uses into specific land use categories. The director's decision shall be recorded in writing. Should the director of the planning department determine that a materially similar category does not exist, the matter may be referred to the planning commission for consideration for amendment to this chapter to establish a specific listing for the category in question. Unless an appeal is timely filed pursuant to this chapter, a decision of the director of the planning department pursuant to this section is deemed to be valid. If the director's interpretation is denied by city council, then decisions prior to the denial made in reliance on the director's interpretation shall be deemed to be nonconforming categories or uses. Certain special districts shall require a finding of consistency for specific project requests based on the adopted land use plan.

- (f) **Comprehensive, Neighborhood, Community, Perimeter, and Sector, and Sub-Area Plan Amendments.**

- (1) **Applicability.** The provisions of this section apply to any application for a change to the future land use component of adopted plans or for changes to the text of community, neighborhood, perimeter, or sector, or sub-area plans. The comprehensive master plan is the city's long range approved plan. The neighborhood, community, perimeter, and sector, and sub-area plans are elements of the comprehensive plan. An amendment to the master plan should demonstrate that a substantial public need exists and the amendatory ordinance must bear a substantial relationship to the public health, safety, morals, or general welfare or protect and preserve historical and cultural places and areas. Each application for a change to the city's long range land use plan must follow the city's comprehensive plan and should not renege as an original matter the city's master plan policies.

- (2) **Initiation.** Plans are prepared to address needs of the planning area, existing development patterns, and opportunities for growth over the next five to ten years. As such, physical, market and development conditions will continue to evolve within the planning areas. These variables can result in necessary changes to an adopted plan. All petitions, recommendations or proposals for changes in the future land use component of adopted plans or changes to the text of the plan shall be filed with the planning commission. Text amendments may be proposed by any person. A proposed amendment may be initiated by

- A. The city council by resolution; or

- B. An application properly signed and filed by the owner or, with the owner's specific written consent, a contract purchaser or owner's agent of a property included within the boundaries of a proposed amendment, unless otherwise provided for by this chapter. ^(b) When an amendment is initiated, an application for such amendment shall be submitted to the director. The applicant may file an application for subdivision plat approval concurrent with an application for an amendment.

- C. The director of ~~planning~~ **development services** pursuant to an annexation service plan or the ~~director of development services~~ to correct an administrative error in the rezoning or amendment of a tract of land pursuant to this chapter.
- ****
- (7) **Amendments.** Any subsequent amendments to future land use or text changes to the community, neighborhood, perimeter, or ~~sector~~ **or sub-area plan** requires a new application and shall be processed as set forth in subsections (2) through (4) of this section.
- (6) **Reserved. ~~Monitoring and Amendments.~~**
- (1) ~~Urban indicators and reports.~~ Urban indicators shall be developed as each neighborhood, community, and perimeter plan is produced. Urban indicators are qualitative or quantitative measures that assess progress towards the goals identified in the plan. A report to measure the success of plan implementation shall be prepared every two (2) years, based on the urban indicators found in each specific plan, by a coordinating group appointed by the planning and community development director in consultation with the ordinance established in subsection (b)(3). ~~It shall be the duty of the planning and community development director to distribute the report to the city council and city departments. The report shall not constitute a plan amendment, but shall be considered in updating and amending the plan pursuant to subsection (2), below.~~
- (2) ~~Amendments Required.~~ Each plan shall be subject to continuing evaluation and review by the planning and community development director and the planning commission. The planning and community development director shall establish and broadly disseminate to the public a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered. The plan shall be reviewed by the planning commission at least once every five (5) years and if necessary amended by the city council. If the review is not performed, any property owner in the planning area may file a petition with the director of planning and development services to amend the plan. If the planning and community development director finds that the review has not been performed, he shall initiate the referenced public participation program regarding the proposed amendment and may set a schedule or deadline for the completion of the review. If the plan is not updated pursuant to a petition filed pursuant to this subsection, then subsection (h) shall not apply until such time as the plan is updated.
- (h) **Consistency Requirements. ~~Scope of Adopted Plan.~~**
- (1) Adoption as a component of the city's master plan gives neighborhood plans, community plans, and perimeter plans, ~~sector plans, and sub-area plans~~ the legal effect of the master plan unless and until such plans are repealed or superseded by an amendment or a new plan adopted pursuant to this section as master plan components. For previously adopted plans referenced herein by their title and date of adoption and ~~adopted resolution or ordinance~~, the recommended comprehensive rezoning of an area and the evaluation of rezoning requests for individual parcels shall be consistent with the most recently adopted neighborhood plan, community plan or perimeter plan. ~~Where plan boundaries overlap, the most recently adopted plan's land use element and future land use map shall control.~~ The provisions of this subsection shall apply only to neighborhood plans, community plans, and perimeter ~~sector~~ **and sub-area** plans adopted by the city council as amendments to the city's master plan. Previously adopted master plan component plans are:

- North Central Community Plan (February 14, 2004, Ordinance # 95324)
- Near Northwest Community Plan (February 14, 2002, Ordinance # 95325)
- Highlands Community Plan (April 4, 2002, Ordinance # 95578)
- Huebner/Leon Creek Community Plan (August 21, 2003, Ordinance # 98049) and Update (August 20, 2009, Ordinance # 2009-08-20-0055)
- Arcata District/ Eastside Community Plan (December 4, 2003, Ordinance # 98562)
- Novalitos/ South Zaramora Community Plan (September 30, 2004, Ordinance # 99820) and Update (June 18, 2009, Ordinance # 2009-06-18-0537)
- Greater Delview Area Community Plan (September 25, 2005, Ordinance # 101495)
- Kelly / South San PUEBLO Community Plan (February 15, 2007, Ordinance # 2007-02-15-0100), Update (June 18, 2009, Ordinance # 2009-06-18-0538) and Update (February 16, 2010, Ordinance # 2010-02-16-0153)
- Guadalupe/ Westside Community Plan (May 3, 2007, Ordinance # 2007-05-03-0208)
- Stinson Airport Vicinity Land Use Plan (April 2, 2009, Ordinance # 2009-04-02-0232)
- Eastern Triangle Community Plan (May 21, 2009, Ordinance # 2009-05-21-0436)
- Ingram Hills Neighborhood Plan (May 21, 2009, Ordinance # 2009-05-21-0442)
- Dignowity Hill Neighborhood Plan/ Eastside Reinvestment Plan (December 3, 2009, Ordinance # 2009-12-03-0983)
- San Antonio International Airport Vicinity Land Use Plan (May 20, 2010, Ordinance # 2010-05-20-0453)
- North Sector Plan (August 5, 2010, Ordinance # 2010-08-05-0572)
- Heritage South Sector Plan (September 16, 2010, Ordinance # 2010-09-16-0811)
- West/Southwest Sector Plan (April 21, 2011, Ordinance # 2011-04-21-0331)
- United Southwest Communities Plan Update (June 16, 2011, Ordinance # 2011-06-16-0526)
- Northwest Community Plan Update (June 16, 2011, Ordinance # 2011-06-16-0528)
- Lone Star Community Plan (March 21, 2013, Ordinance # 2013-03-21-0214)

A.—Camelot 1 Update neighborhood plan (September 25, 1999);

B.—Downtown neighborhood plan (May 13, 1999);

C.—Five Points neighborhood plan (February 5, 2000);

D.—H 10 East Corridor perimeter plan (February 22, 2003);

A. Plans adopted pursuant to this section as master plan components and control for consistency determinations are:

- Brooks Area Regional Center Plan (May 2, 2010, Ordinance # 2010-05-02-0363)
- Midtown Area Regional Center Plan (June 5, 2010, Ordinance # 2010-06-06-0457)
- Medical Center Area Regional Center Plan (October 3, 2010, Ordinance # 2010-10-03-0814)
- UTSA Area Regional Center Plan (October 3, 2010, Ordinance # 2010-10-13-0833)
- Downtown Area Regional Center Plan (December 3, 2010, Ordinance # 2010-12-03-0908)
- Port San Antonio Area Regional Center Plan (December 2, 2021, Ordinance # 2021-12-02-0923)
- Highway 151 and Loop 1604 Area Regional Center Plan (April 14, 2022, Ordinance # 2022-04-14-0275)

B. Previously adopted master plan component plans that may control for consistency determinations until a sub-area plan is adopted pursuant to this section are:

- Downtown Neighborhood Plan (May 13, 1999, Ordinance # 89770), Downtown East Neighborhood Plan Update (December 4, 2008, Ordinance # 2008-12-04-1126), and Downtown West Neighborhood Plan (January 15, 2009, Ordinance # 2009-01-15-0034)
- South Central San Antonio Community Plan (August 19, 1999, Ordinance # 90309) and Update (November 10, 2005, Ordinance # 101660)
- Camelot 1 Neighborhood Plan Update (September 23, 1999, Ordinance # 90533), Update (August 26, 2004, Ordinance # 99619), and Update (February 16, 2010, Ordinance # 2010-02-16-0158)
- River Road Neighborhood Plan (August 17, 2000, Ordinance # 97344) and Update (March 23, 2006, Ordinance # 2006-03-23-0405)
- Oakland Estates Neighborhood Plan (August 31, 2000, Ordinance # 92440) and Update (April 19, 2007, Ordinance # 2007-04-19-0460)
- Midtown Neighborhoods Neighborhood Plan (October 12, 2000, Ordinance # 92700)
- H-10 East Corridor Perimeter Plan (February 22, 2003, Ordinance # 91493) and Update (March 20, 2008, Ordinance # 2008-03-20-0131)
- Northwest Inner Loop Neighborhood Plan (March 22, 2001, Ordinance # 93626) and Update (August 7, 2008, Ordinance # 2008-08-07-0672)
- Government Hill Neighborhood Plan (September 20, 2001, Ordinance # 94594), Update (October 16, 2008, Ordinance # 2008-10-16-0954), and Update (November 5, 2010, Ordinance # 2010-11-05-0910)

E.—Midtown neighborhoods plan (October 12, 2000);

F.—Northwest community plan (September 24, 1998);

G.—Northwest inner-loop neighborhood plan (March 22, 2001);

H.—Oakland Estates neighborhood plan (August 31, 2000);

I.—River Road neighborhood plan update (August 17, 2000);

J.—South Central San Antonio community plan (August 19, 1999);

K.—Westfort Alliance neighborhood plan (September 25, 1997);

- (2) Some previous plans were adopted as components of the city's master plan and have been partially superseded by the adoption of a more recent plan or update. The most recently adopted plan shall control over any conflict where plan boundaries overlap. The older plan remains in effect for elements not addressed in the more recent plan or update, and in addition to the plans adopted pursuant to this section, the following plans referenced herein by their title and date of adoption may be considered as a guide in evaluating a comprehensive rezoning or a rezoning request (see subsection 25-421(c)(4) of this article) unless and until such plans are repealed or superseded by an amendment or a new plan adopted pursuant to this section. Previously adopted plans that no longer require consistency determinations for comprehensive rezoning or rezoning requests are:

- Monte Vista Neighborhood Plan (July 7, 1988, Resolution # 89-29-35)
- Meadow Village Neighborhood Plan (February 25, 1993, Resolution # 93-02-12)
- Tanglewoodridge Neighborhood Plan (April 28, 1994, Resolution # 94-21-21)
- Westfort Alliance Neighborhood Plan (September 25, 1997, Resolution # 97-40-34)
- Five Points Neighborhood Plan (February 3, 2000, Ordinance # 91227) and Update (August 6, 2009, Ordinance # 2009-08-06-0621)
- Lavaca Neighborhood Plan (September 27, 2001, Ordinance # 94640)
- Mahonck Park Neighborhood Plan (September 27, 2001, Ordinance # 94641)
- Westfort Alliance Neighborhood Plan (May 29, 2003, Ordinance # 97713)
- HenssFair Park Area Master Plan (March 25, 2004, Ordinance # 99009)
- Highlands Community Plan Update (December 6, 2007, Ordinance # 2007-12-06-1278)
- South Central San Antonio Community Plan Update (December 6, 2007, Ordinance # 2007-12-06-1276)
- Tobin Hill Neighborhood Plan (February 21, 2008, Ordinance # 2008-02-21-0146)
- River North Master Plan (March 19, 2009, Ordinance # 2009-03-19-0224)

A.—Alamo Farmsteads neighborhood plan (December 22, 1994)*;

B.—Alamodome neighborhood plan (May 13, 1999);

C.—Jefferson neighborhood plan update (November 20, 1997);

D.—Mahonck Park/Narcissa Place neighborhood plan (August 11, 1983);

E.—Meadow Village neighborhood plan (February 25, 1993);

F.—Monte Vista neighborhood plan (July 7, 1988);

G.—North Shearer Hills neighborhood plan (April 8, 1993);

H.—South Riverbend neighborhood plan (January 21, 1988);

I.—Tanglewoodridge neighborhood plan (April 28, 1994);

J.—Tobin Hill neighborhood plan (September 24, 1987);

K.—Woodlawn Hills/Ingram Hills neighborhood plan (June 4, 1992);

{Ord.-No. 95573 § 8; Amendment "H"} {Ord.-No. 98697 § 1 and 6} {Ord.-No. 98698 § 3} {Ord.-No. 2010-11-18-0985, § 2; 11-18-10; Ord.-No. 2015-12-17-1077, § 2; 12-17-15; Ord.-No. 2018-10-11-0815, § 2; 10-11-18}

*The Alamo Farmsteads neighborhood plan shall qualify as a guide for rezoning requests only if the neighborhood files a valid application for a new plan pursuant to this section by the effective date of this chapter.

Editor's note—Ord.-No. 2015-12-17-1077, § 2, adopted Dec. 17, 2015, changed the title of § 35-420 from "Comprehensive, neighborhood, community and perimeter plans" to "Comprehensive neighborhood, community, perimeter and sector plans." This historical notation has been preserved for reference purposes.

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

MOTION CARRIED

The PCTAC meeting recessed into a break at 3:05 pm and reconvened at 3:10 pm.

20. Discussion and possible action on UDC amendment item 16-4, affecting section 35-420: Comprehensive, Neighborhood, Community, Perimeter and Sector Plans. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Staff stated 4 written comments received in support.

Ross Laughead, applicant, read a statement to withdraw amendment 16-4.

NO ACTION TAKEN.

21. Discussion and possible action on UDC amendment item 24-3, affecting section 35-506: Roadway Cross Section and Classification Revisions. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Jacob Floyd, Transportation Department, stated the request is the clarify existing definitions for roadway cross sections.

Amy Avery, Kimley Horn, answered the committee questions.

No Public Comment

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Reid to Approve as Amended.

(2) **Traditional Design Classification.** The following classification system shall be used for designing a traditional neighborhood development (TND) pursuant to [section 35-207](#) of this chapter.

Table 506-2 Functional Classification System Description – Traditional Design

(3) **Classification Factors.** In determining the classification of a street, factors to be considered include the following existing or proposed features:

E. [Major Thoroughfare Plan designation](#)

(d) **Cross-Section and Construction Standards.**

(1) **Streets.**

A. Tables 506-3 and 506-4 provide the standards for all existing and future streets.

B. The subdivider shall dedicate and construct all interior streets within the subdivision plat and shall provide dedication and construction for exterior streets based upon tables 506-3 and 506-4.

C. The director of development services shall include the dedication and construction of rights-of-way for exterior streets in the roughly proportionate determination as described in subsection [35-501\(b\)](#).

Table 506-3 Street Design Standards

Street Type & Context	Alley	Local A	Local B	Local C	Collector A	Collector B	Collector C	Secondary Arterial	Express Arterial
Design ADT (AADT)		< 1,000	1,000 - 4,000 Freeway 4,000 - 10,000 10,000+ No Freeway	4,000 - 10,000	8,000 - 10,000	8,000 - 10,000	10,000 - 30,000	4 lanes - 30,000 3 lanes - 30,000 6 lanes - > 35,000	4 lanes - 30,000 3 lanes - 30,000 6 lanes - > 35,000
Land Use Context (Adjacent Uses)		Single Family Residential	Single Family Residential Multi-Family Permitted *	Mixed	Residential Single Family 				

Street Type & Context	Alley	Local A	Local B	Local C	Collector A	Collector B	Collector C	Secondary Arterial	Primary Arterial
Unimproved (Width: 10')	20'	30'-11'	34'	30'	30'-11'	34'-11'	44'-11'	40'-11'	40'-11'
Design Street (width)	20'	30'	30'	30'	30'-11'	34'	35'	40'	45'
Max. Grade: 1%	10%	12% (10%) 8.1:1	12% (10%) 8.1:1	7%	7%	7%	7%	7%	5%
Min. Grade: 1%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Capacity (vehicles/mph for normal travel)	500	1000	1000	2000	2000	4000	4000	2000	1,100
Left Median	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Right Median	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Shoulder (Width: 10')	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Bicycle Facilities*	Yes	Yes	Allowed**	Allowed**	Required**	Required**	Required**	Required**	Required**
On-Street Parking	None	Allowed**	Allowed	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Street Light (6000 K L.E.D.)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Street Light (6000 K L.E.D.)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Street Light (6000 K L.E.D.)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Street Light (6000 K L.E.D.)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Notes and Rules of Interpretation

NI: designates the item is "Not Required."

CU: designates curb cut limits.

ETJ: designates within the subdivision prediction Table 500-3 is required for conventional option subdivisions (see section 20-202) or subdivisions not subject to Table 500-4, below, except for access to conservation subdivisions (section 20-203).

*Type of any street and construction design of state maintained streets and certain minor city streets and certain primary arterials (except for city center corridors) conforming to C.O.D. regulations and design standards within the C.O.D. area boundary shall take precedence over the standard street rules of use and design standards outlined in Table 500-3. A width of 12 feet behind the curb allows for flexibility in design. Illustrated cross sections are provided as examples of potential configurations only and do not take precedence over the requirements in Table 500-3.

**Additional rule of use and alternate design standards may be required on designated advanced rapid transit corridors as identified in the Mass Transportation Plan.

***Refer to 35.500(5)(2) for grades exceeding maximum values specified in Table 500-3.

*A minimum grade of 0.4% is optional with concrete curb and gutter.

*In residential areas, sidewalks shall be located to improve roadway intersection alignment and to reduce sidewalk conflicts with utility poles and mailboxes.

*Nonresidential sidewalks may have up to twenty-five (25) percent of the total block length of the sidewalk within the minimum adjacent site area. This does not apply to multi-use or bicycle facilities.

*Stamped concrete, painted buffer, or other permeable material as shown on the approved detail may be used to satisfy the sidewalk buffer width requirement. Alternative materials may be approved by the director of public works.

*Where bicycle facilities are required within the city limits or ETJ, accommodations outside of the right-of-way for a shared use path or cycle track may be requested by the developer and will be subject to approval.

*Multi-family uses will be permitted if demonstrated that projected trip generation volumes will not necessitate turn lanes consistent with 35.500(5)(2) and that the combined capacity is sufficient.

**Maximum Unimproved Block Length is as defined in 35.500(5)(2).

*A minimum pavement width of all foot is permitted if the adjacent lane are equal to or greater than 1/2 acre (1/2) if parking is located in the side of the street and adequate measures to reduce vehicle interactions at the point of the street.

*Pavement width shown in the minimum and maximum bicycle facilities (multi-use path, elevated bike lane, or cycle track) will be accommodated outside of the roadway.

*Where a multi-use path is permitted to accommodate bicycles, the design shared use facility width is 12 feet. Where conditions are present, the roadway width can be reduced to 8 feet subject to approval from the appropriate authority.

*Where the roadway design speed is greater than 30 mph, bicycle facilities shall be segregated or protected. The minimum pavement width shown against bicycle facilities will be accommodated behind the curb. If bicycle facilities are proposed in the street, safety improvement and protection is required.

*Parking will only be permitted if full curb are provided, additional pavement width and right-of-way may be required.

*The 12-foot area behind curb provides for flexibility in design. Illustrated cross sections provided are examples only.

*If street has a median, the design speed shall be thirty-five (35) miles per hour.

Table 500-3 Conventional Street Design Standards

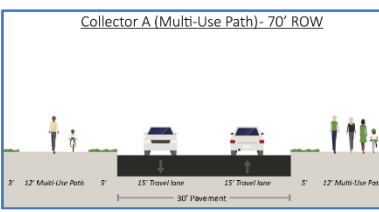
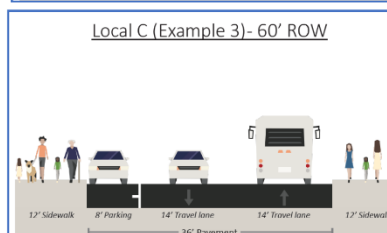
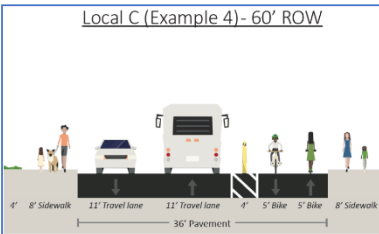
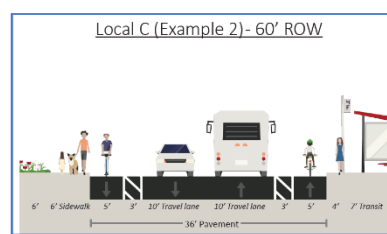
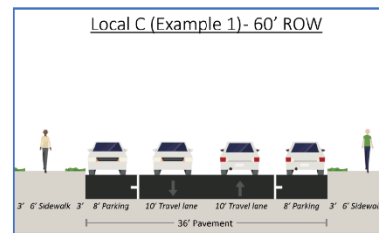
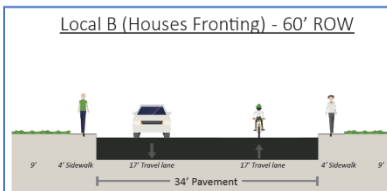
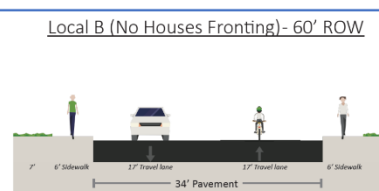
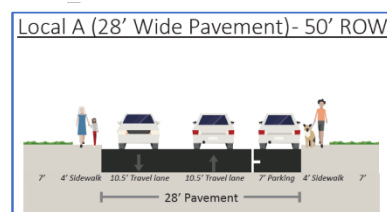
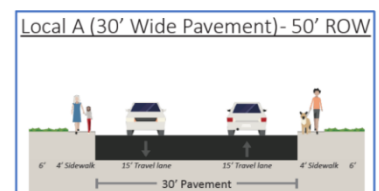
Street Type	Minimum	Alley	Accession	Local Type A	Local Type B	Collector	Secondary Arterial	Primary Arterial
ALC.M. (min.)	30'	24'	34'	30'	30'	40'-45'	40'-45'	40'-45'
Pavement Width	18'-24'	24'-34'	28'-34'	40'	44'-55'	40'-51'	40'-51'	40'-51'
Design Speed (mph)	30	30	30	30-35	40-45	45	45	45
Grade (max.)	12%	12%	12%	12%	12%	7%	5%	5%
Grade (min.)	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
Grade (min.)	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Centerline Median (min.)	400'	40'	400'	400'	400'	400'	400'	400'
Grade	4%	4%	4%	4%	4%	4%	4%	4%
Median	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

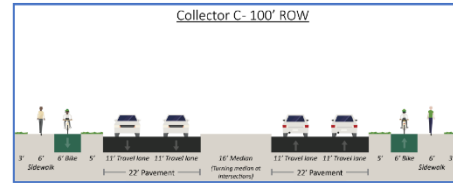
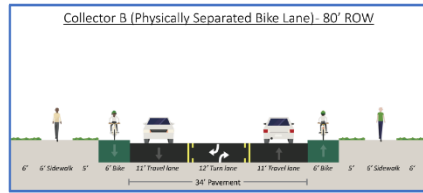
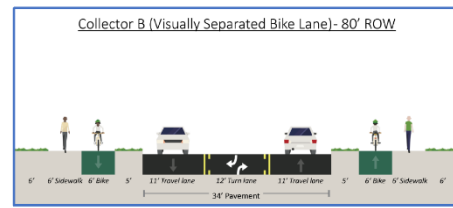
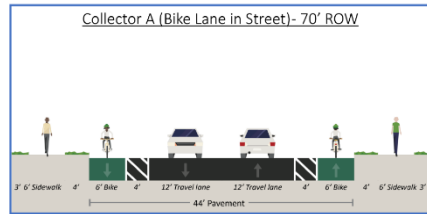
(5) Substandard Existing Streets.

B. Sidewalks, Curb and Pavement Construction. For purposes of this section, pavement cross section includes the following: width of ROW, sidewalks, curb, bicycle facilities, streetscape, and the pavement structural section.

(11) Safety Lanes.

D. The street cross section provided below are intended to provide a visual representation of the cross section outlined in Table 500-3, and are provided for convenience only. A street cross section is provided for more than one adjacent configuration and the configurations shown are not intended to be exhaustive of all possible. The table associated to Table 500-3, below, shows alternative cross-sections.





24-3

(17) Design Speed.

A. Applicability.

....

B. Special Considerations. The following minimum design speeds shall be used for the following street types or specified condition.

1. Local Type B

i. If houses are fronting the street, the design speed shall be thirty (30) miles per hour.

ii. If no houses are fronting the street, the design speed shall be thirty (30) thirty five (35) miles per hour.

iii. If street has a median, the design speed shall be thirty (30) forty (40) miles per hour.

2. Collector A

i. If street has a median, the design speed shall be thirty (30) thirty five (35) miles per hour.

ii. If street does not have a median, the design speed shall be thirty (30) thirty five (35) miles per hour.

3. Collector B or C

--- If street does not have a median, the design speed shall be thirty (30) thirty five (35) miles per hour.

--- If street does not have a median, the design speed shall be thirty (30) thirty five (35) miles per hour.

(18) Private Streets.

(i) Parking on Private Streets. Parking shall be limited to one (1) designated side of the street on any private street with pavement less than thirty (30) twenty eight (28) feet in width in accordance with Table 200.2 which shall be 500 feet of this chapter is acceptable. A minimum pavement width of 28 feet with no parking restrictions will be permitted if the adjacent lots are equal to or greater than 50 feet. The HOA documents may require the HOAs to identify and enforce a no parking restriction in fee bases throughout the community

The following revisions outside 35-506 are needed to address references to modified components of 35-506 or to resolve conflicts created by the revisions above.

Amendment Title: "Sec. 35-502. - Traffic Impact Analysis and Roughly Proportionate Determination Study."

Amendment Language:

.....

(1) Roadway Classification Turn Lanes and New Traffic Signal Construction.

(i) Roadway Classification. The following vehicles per day (vpd) will provide clarification to the (roadway classification system for streets within conventional subdivisions) vehicles of traditional neighborhood development (TND) as related to master development plan, plans, zoning and building permits shall be local consistent with the function of roadway and daily traffic volumes from UDC 35-506 (1) (a) (i) (1) (functional classification system description and table 500-1) Street Urban Standards

A. Local A Street. Function of roadway UDC 35-506 (Table 500-1: Functional Classification System Description) and Appendix A (Definitions). Daily traffic volumes shall range between one thousand (1,000) to one thousand six hundred (1,600) vehicles per day vpd.

B. Local B Street. Function of roadway UDC 35-506 (Table 500-1: Functional Classification System Description) and Appendix A (Definitions). Daily traffic volumes shall range between one thousand (1,000) to one thousand six hundred (1,600) vehicles per day vpd.

C. Collector. Function of roadway UDC 35-506 (Table 500-1: Functional Classification System Description) and Appendix A (Definitions). Daily traffic volumes shall range from one thousand (1,000) to ten thousand (10,000) vpd.

D. Secondary arterial. Function of roadway UDC 35-506 (Table 500-1: Functional Classification System Description) and Appendix A (Definitions). Daily traffic volumes shall range from ten thousand (10,000) to thirty thousand (30,000) vpd.

.....

D. Maximum street or block lengths, except subsection 35-515(b)(3)(A)(i), may be exceeded in accordance with subsection 35-506(s) of this chapter.

24-3

to sixteen thousand (16,000) vpd for a two-lane road and thirty thousand (30,000) to thirty-four thousand (34,000) vpd for a four lane.

E. Primary arterial shall follow UDC 35-506 (Transportation and Street Design) and the City of San Antonio Major Thoroughfare Plan, Ord. No. 66262. Daily traffic volumes shall range from fourteen thousand (14,000) to twenty thousand (20,000) vpd for a two-lane road, thirty thousand (30,000) to thirty-four thousand (34,000) vpd for a four-lane road and one (1) lane for greater than thirty-one thousand (31,000) vpd.

Amendment Title: "Sec. 35-515. - Lot Layout Regulations."

Amendment Language:

.....

(b) Blocks.

(3) Block and Street Length.

A. Block Length. The length of a block where homes front a street within a subdivision or site plan shall be measured from the edge of the property line of the street cutting the furthest lot of the block width or to the center of a cul-de-sac, 60' Throat, or 60' Roundabout, as measured using existing conditions as identified in 35-506(d).

(i) A street's block length shall not exceed seven hundred (700) feet when the street is a

- Local type B (with houses fronting).
- Local type A which serves as an entrance street to the proposed neighborhood, or part of a TND use pattern (see subsection 35-507(f)).
- Local type C (with houses fronting).

(ii) A street's block length shall not exceed one thousand two hundred (1,200) feet when the street is

- Local type A.
- Local type C.

(iii) A street's block length shall not exceed one thousand four hundred (1,400) feet when the street is

- Local type B (with no houses fronting).
- Local type C (with no houses fronting).

(iv) A street's block length shall not exceed three thousand six hundred (3,600) feet when the street is

- Collector A.
- Collector B.
- Collector C.

(f) (i) Block lengths do not apply to the following unless they transition into a street with houses fronting.

- Local type B.
- Arterials, Collectors or avenues.
- Secondary arterials or main streets.
- Primary arterials or boulevards.
- Freeways or parkways.

(ii) In the ETJ, dead end streets or streets with no outlet exceeding seven hundred fifty (750) feet shall provide a fire apparatus turnaround with a spacing not to exceed seven hundred fifty (750) feet. This provision shall also apply to phased street construction when a street outlet has not been constructed.

24-3

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

MOTION CARRIED

22. Discussion and possible action on UDC amendment item 11-1, affecting section 35-506: Transportation and Street Design. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Jacob Floyd, Transportation Department, stated the request is the clarify existing definitions for roadway cross sections.

Amy Avery, Kimley Horn, answered the committee questions.

Christina De La Cruz, Development Services, answered the committee questions.

No Public Comment

MOTION

A motion was made by Committee Member Maldonado and seconded by Committee Member Reid to Approve as Amended.

[¹ A "Freeway" classification is to conform with TxDOT requirements or any interlocal agreement in effect with the City and TxDOT and not subject to the requirements of Table 506-3 or Table 506-4A.1.](#)

(d) **Cross-Section and Construction Standards.**

(1) **Streets.**

- A. Tables 506-3 and 506-4 provide the standards for all existing and future streets.
- B. The subdivider shall dedicate and construct all interior streets within the subdivision plat and shall provide dedication and construction for exterior streets based upon tables 506-3 and 506-4.
- C. The director of development services shall include the dedication and construction of rights-of-way for exterior streets in the roughly proportionate determination as described in subsection 35-501(b).

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

MOTION CARRIED

Committee Member Ramirez left the meeting at 3:56 pm.

- 23 Discussion and possible action on UDC amendment item 24-1, affecting section 35-506(d)(4): Bicycle Facilities. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Jacob Floyd, Transportation Department, stated the request is to clarify the language for bicycle facilities on roadways in the city limits.

No Public Comment

MOTION

A motion was made by Committee Member Reid and seconded by Committee Member Maldonado to Approve as Amended.

Amendment Title: ‘Sec.35-506(d)(4) – Bicycle Facilities’

Amendment Language:

- (4) **Bicycle Facilities.** ~~Bicycle-Bike~~ facilities are required on all collector and arterial roadways, ~~when required~~ within the city limits and ETJ or those facilities identified on the Bike Master Plan ~~, may be constructed with development of the abutting property at the time building permit acquired.~~

~~Bicycle~~ When identified on the city council approved bike master plan roadways requiring bicycle facilities shall be constructed in accordance with the American Association of State Highway and Transportation Officials (AASHTO) "Guide for the Development of Bicycle Facilities" or ~~and with additional guidance from~~ the National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide.

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

MOTION CARRIED

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

Jacob Floyd, Transportation Department, stated the request is to revise the list of traffic control features presented in the table.

No Public Comment

MOTION

A motion was made by Committee Member Sherrill and seconded by Committee Member Maldonado to Approve as presented.

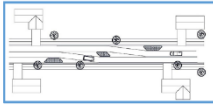
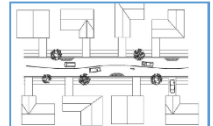
(t) **Traffic Calming.**

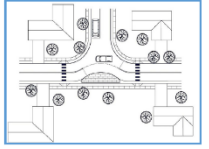
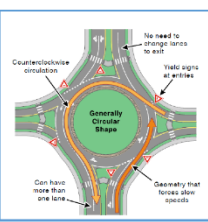
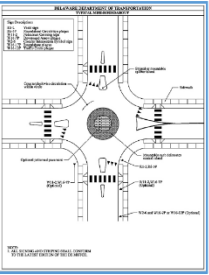
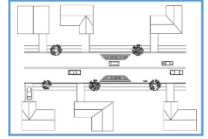
(1) **Applicability.**

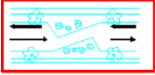



(2) **Street Lengths.**

- (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): Traffic Calming e-Primer (last updated 2017), 1666), 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 locale and collector streets are noted below.

Table 506-8 APPROVED TRAFFIC CONTROL DEVICES AND DESCRIPTION	
<p><u>Lateral Shift. A realignment of an otherwise straight street that causes travel lanes to shift in one direction. The primary purpose of a lateral shift is to reduce motor vehicle speed along the street. A typical lateral shift separates opposing traffic through the shift with the aid of a median island. Without the island, a motorist could cross the centerline in order to drive the straightest path possible, thereby reducing the speed reduction effectiveness of the lateral shift. In addition, a median island reduces the likelihood a motorist will veer into the path of opposing traffic, further improving the safety of the roadway for motorists.</u></p>	 <p><small>Source: Delivers Department of Transportation as presented in ITDP ePrimer</small></p>
<p><u>Chicanes. A series of alternating curves or lane shifts that force a motorist to steer back and forth instead of traveling a straight path. The curvy/steering path is intended to reduce the speed at which a motorist is comfortable traveling through the feature. The lower speed could in turn result in a traffic volume reduction. Also called deviations, serpentine, reversing curves, or humps.</u></p>	 <p><small>Source: Delivers Department of Transportation as presented in ITDP ePrimer</small></p>

<p>Realigned Intersection. The reconfiguration of an intersection with perpendicular angles to have skewed approaches or travel paths through the intersection. The expectation is that these physical features will remove or discourage fast vehicle movements through the intersection.</p>	 <p>Source: Arkansas Department of Transportation as presented in CDMA website</p>	<p>Roundabout. An intersection design that contrasts with designs that require traffic signal control or stop control. A roundabout is often used as a replacement for a signalized intersection.</p> <p>A full roundabout is typically appropriate only at the intersection of two arterial streets or of an arterial street with a collector street. The full roundabout does not generally fit within the footprint of lower classification street intersections.</p> <p>A roundabout is sized to accommodate all large vehicles circulating the center island and the center island is non-traversable.</p> <p>A roundabout provides a horizontal deflection with an island at the entry point and requires every vehicle to follow a circular path no matter which departure leg of the intersection is the destination.</p>	 <p>Source: FHWA Technical Summary: Roundabouts</p>
<p>Small Modern Roundabout/Mini Roundabout. A raised island placed within an unsignalized intersection around which traffic circulates. The center island forces a motorist to use reduced speed when entering and passing through an intersection, whether the vehicle path is straight through or involves a turn onto an intersecting street. It is also expected to reduce the number of angle and turning collisions.</p> <p>Both a small modern roundabout and a mini roundabout are designed in accordance with roundabout design principles. Both are designed so that all traffic can circulate counterclockwise around or partially over the center island.</p> <p>The principal difference between a small modern roundabout and a mini roundabout is found at the center island. For a small modern roundabout, the center island is not traversable and can be landscaped with ground cover, flowers, and street trees. In contrast, the center island of a mini-roundabout is fully traversable.</p> <p>Both a small modern roundabout and mini roundabout use splitter islands to direct traffic entering the intersection. In order to accommodate trucks, fire trucks, school buses, and vehicles towing trailers, the splitter islands can be either mountable or at-grade.</p>	 <p>Source: Arkansas Department of Transportation as presented in CDMA website</p>	<p>Choker. A narrowing of a roadway through the use of curb extensions or roadside islands. It can be created by a pair of curb extensions at a midblock location that narrow the street by widening the sidewalk or planting trees at that location. A choker can also be created through the use of roadside islands. This narrowing is intended to discourage motorist speeding and to reduce vehicle speed in general.</p>	

<p>Neckdowns/Flares/Street Narrowing/Intersection Throating. Neckdowns are curb extensions at intersections that reduce roadway width curb-to-curb. They are sometimes called slow points, nubs, bulbouts, knuckles, or intersection narrowing. These traffic control measures reduce the width of a section of roadway in a gradual manner. They shorten crossing distances for pedestrians and drawing attention to pedestrians via raised peninsulas. By tightening curb radii at the corner, the pedestrian crossing distance is reduced and the speeds of turning vehicles are reduced. The effect of this measure is to reduce speed and discourage non-local traffic. Motorists react to this measure with slower speed because of a concern of a limited travel path.</p>	
<p>Roundabouts/Traffic Circles are raised circular structures constructed at a three-way or four-way intersection. Its objectives are to slow speeding and reduce the number and severity of vehicular accidents. This measure is most suitable for wide intersections and may accommodate all size vehicles by applying appropriate engineering designs.</p>	
<p>Median Islands are raised circular landscaped areas located within non-intersection, midblock locations. Median islands channelize traffic and separate opposing flows. Traffic must slow down to maneuver around a median island. Median islands offer landscaping opportunities and maintenance responsibility. Median islands can be used to protect existing trees. See Figure S06-12.</p>	
<p>T-intersections are at-grade intersections where one of the intersecting street links is perpendicular to the other two. Traffic must slow down to negotiate the turning maneuvers in a T-intersection. This roadway feature is very common. Motorists are familiar with T-intersections.</p>	

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

MOTION CARRIED

- Discussion and possible action on UDC amendment item 25-1, affecting section 35-339.04: Military Lighting Overlay Districts . (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).

Staff stated 77 written comments were received in support.

Dawn Davies, applicant, stated the request is to amend the current military lighting overlay district to restore and preserve a clear dark night-sky.

Public Comment:

Larry Wells, spoke in favor.

Alejandro Pena, CPS Energy representative, spoke in opposition and stated how the request will impact the outdoor and street lighting, temperatures, and material shortages. He also stated that TX Dot recommends 4000K, in which CPS is complying.

MOTION

A motion was made by Committee Member Tapia and seconded by Committee Member Maldonado to Approval as Amended.

STATEMENT OF PURPOSE

The purpose of this section is to establish regulations for outdoor lighting impacting military operations five (5) miles or less from the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, and Lackland Air Force Base.

Specific purposes of these lighting districts are as follows:

- *To reduce glare and potential distractions to night time training exercises occurring within this area.*
- *To balance the needs of the military, the City of San Antonio, and property owners regarding responsible development including outdoor lighting within this area.*
- *To permit the use of outdoor lighting that does not exceed the minimum level as guided by Illuminating Engineering Society (IES) recommended practices for night-time safety, utility, security, productivity, enjoyment, and commerce.*
- *Minimize adverse offsite impacts of lighting such as light trespass, and obtrusive light.*
- *To restore and preserve our heritage of a clear, dark night sky.*

Designation Criteria. To be designated as a military lighting overlay district, an area must be five (5) miles or less from the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, or Lackland Air Force Base; provided, however, that if a Joint Land Use Study determines that lighting regulations are required in a smaller area than those required in a designated district, the City may initiate a rezoning to remove properties from a military lighting overlay district. If a Joint Land Use Study determines that different regulations are required or recommended, the City may modify the district regulations accordingly.

(b) **Military Lighting Regions (MLRs) within Military Lighting Overlay Districts (MLODs).**
Overall geographic areas shall be known as Military Lighting Regions within the Military Lighting Overlay District and shall be specified as described below.

- (3) This will ensure the following:
- A. Consistent color temperature of the lights.
 - B. Color temperatures do not exceed ~~3000K~~ **4100K** (white light or warm light) depending on MLR.
 - C. Fully shielded lights.
 - D. No light emitted above ninety (90) degrees.
 - E. Appropriate amount of light where needed
 - F. Glare restrictions are in place.
- *****
- (f) District Standards.
- *****
- (2) All public and private outdoor lighting installed after the effective date(s) of an MLOD district designation shall conform to the requirements established by this section.
- (3) Any luminaire in a new development that is aimed, directed, or focused so as to cause direct light from the luminaire to be directed toward an adjacent military base, camp or installation is prohibited. Such luminaire must be redirected or its light output controlled to eliminate such conditions.
- (4) For new development properties situated at or above one thousand two hundred (1,200) feet in elevation (above sea level), and which are situated within one (1) mile from the perimeter of the affected military installation, all lighting shall be fully screened from the affected military installation(s). Methods of screening can include, but are not limited to, fencing and landscaping.
- (5) Within MLR-1:
- A. Maximum CCT of 3000K for all outdoor light sources.
 - B. All Night Security Lighting (ANSLS) installed by CPS Energy and used to light private property areas and/or non-dedicated streets shall be a maximum CCT of 3000K and contain a full cut off.
- (6) Within MLR-2:
- A. Maximum CCT of 3000K **4100K** for all outdoor light sources.
 - B. All Night Security Lighting (ANSLS) installed by CPS Energy and used to light private property areas and/or non-dedicated streets shall be a maximum CCT of 4000K and contain a full cut off.
- *****
- (15) **Street Lighting.**
- A. This subsection regulates the illumination levels and CCT for the MLR's street lights that are installed on any street and must follow the American National Standard Practice for Roadway Lighting under the IESNA.
 - B. Street light illumination must follow the guidelines in paragraph C, D, and E, of this subsection unless a licensed professional engineer, trained and experienced in the science of illumination engineering, deems other illumination levels based on IESNA standards more appropriate for existing conditions and staff concurs with this assessment.

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

MOTION CARRIED

Public Comment

Item 27 Amendment 23-5, 1 written comment received in support.

- 28 Chairman's call for one year extensions of up to eight existing PCTAC members, in accordance with the PCTAC bylaws.

Chairman Peck stated item # 28 will not be heard.

NO ACTION TAKEN.

Logan Sparrow, Development Services, as requested, stated a list of members whose terms are expiring.

- 30 Directors Report: Update on UDC Amendment Process

Logan Sparrow, Development Services, stated the staff has briefed the Zoning Commission, Planning Commission, and Board of Adjustment on the upcoming related amendment work sessions in late May. Projecting action on the amendments from the commissions in July.

ADJOURNMENT

There being no further business the meeting was adjourned at 4:26 pm.

APPROVED

George Peck, Chairman

ATTEST:

Logan Sparrow, Executive Secretary