

INFRASTRUCTURE & GROWTH COUNCIL COMMITTEE MEETING MINUTES

WEDNESDAY, OCTOBER 17, 2012
11:30 AM
MEDIA BRIEFING ROOM, CITY HALL

Members Present: Councilmember W. Reed Williams, *Chair, District 8*
Councilmember Leticia Ozuna, *District 3*
Councilmember Rey Saldaña, *District 4*
Councilmember Carlton Soules, *District 10*

Members Absent: Councilmember Ray Lopez, *District 6*

Staff Present: Shannon Shea Miller, *Director of Office of Historic Preservation*; Roderick Sanchez, *Director of Development Services*; Frank Miller, *Director of Aviation*; John Jacks, *Development Services Assistant Director*; Audrey Zamora, *Assistant City Attorney*; Carri Wiggins, *Office of the City Clerk*; Martha Lambaria, *Office of the City Clerk*

Others Present: Amanda O'Krangley, *Kimley-Horns Association Project Manager*, Brad Kutchins, *Kutchins & Groh, LLC*, Tom Carter; Marcelo Martinez; Ryan Sweeney

Call to Order

Chairman Williams called the meeting to order.

1. Citizens to be Heard

There were no citizens to be heard.

2. Approval of Minutes from the September 19, 2012 Infrastructure and Growth Council Committee Meeting

Councilmember Ozuna moved to approve the Minutes of the September 19, 2012 Infrastructure and Growth Council Committee Meeting. Councilmember Soules seconded the motion. Motion carried unanimously by those present.

3. Consideration of applicants for the Planning Commission (1 slot) and one primary and one alternate member to the Building Related and Fire Codes Appeals and Advisory Board

Presented by Leticia M.Vacek, City Clerk, TRMC/MMC

Chairman Williams suggested addressing the Planning Commission Appointment first and giving each applicant three (3) minutes to speak.

Mr. Marcelo Martinez stated that he was currently on the Planning Commission and was an Architect by Profession. He requested reappointment to the Planning Commission.

Ryan Sweeney stated that the Planning Commission would benefit from having a Real Estate Attorney and spoke of the importance of the Planning Commission.

Councilmember Saldaña entered the meeting at this time.

The Committee voted and the vote was a tie due to Councilmember Lopez's absence.

Chairman Williams stated that both candidates were very qualified and discussed options to proceed. Councilmember Ozuna suggested delaying the vote and making a definitive decision by a fully informed Committee.

Councilmember Ozuna motioned to delay the vote to November 14, 2012. Councilmember Saldaña seconded the motion. Motion carried unanimously.

Carri Wiggins informed the committee of the appointments to the Building-Related and Fire Codes Appeals and Advisory Board. She reported that a resignation in the primary position for the Commercial Building Owner or Manager Representative; and the Building Owners and Managers Association (BOMA) had nominated Brent Anderson who was currently alternate representative, to be their primary representative and Christie P. Streicher to be their alternate representative. Ms. Streicher is not a resident of San Antonio and a waiver would be required for her appointment.

Councilmember Soules moved to forward the recommendation to the full City Council. Councilmember Saldaña seconded the motion. Motion carried unanimously.

4. Briefing on the Historic Design Guidelines

Shannon Shea Miller, Director, Office of Historic Preservation

Shannon Shea Miller provided an overview of the Historic Design Guidelines and stated that staff requests that the Infrastructure and Growth Committee forward the proposed ordinance amending the Unified Development Code (UDC) relative to infill development to the full City Council for consideration on October 18, 2012.

Councilmember Saldaña spoke in support of said guidelines and stated that the guidelines were a helpful resource.

Councilmember Saldaña moved to accept the guidelines and forward to the full City Council. Councilmember Ozuna seconded the motion.

Councilmember Soules spoke in support of said item and commended staff for their work

Chairman Williams spoke in support of the guidelines and thanked the Office of Historic Preservation for their efforts.

The motion to forward said item to the full City Council carried unanimously.

5. Consideration and possible action on amendments to the Unified Development Code

Roderick Sanchez, Director, Development Services Department

Roderick Sanchez briefed the Infrastructure and Growth Committee on proposed amendments to the Unified Development Code (“UDC”):

- Task Force Recommendations
- UDC Recommendations
- FBZD Amendments
- Other Zoning Recommendations
- Procedural Changes
- Development Standards
- Additional Recommendations

Chairman Williams asked of any controversies that were not stated. Mr. Sanchez replied that there were two issues from Public Works regarding grass but were no longer included.

The Committee discussed the allowance for primary use parking lots on A-grid streets in FBZD upon City Council Authorization. Mr. Sanchez reported that the Planning Commission recommends allowing noncommercial primary use parking lots without City Council authorization. A member of the task force added that in the future, River North would be a place that utilized parking garages, but for the initial few years and during development, parking lots were a good compromise.

Tom Carter noted that said parking lots are not paved and could also serve as new development. Chairman Williams clarified that parking lots may be paved or non-paved.

Councilmember Saldaña asked of the history of past opposition and for clarification on said recommendations. Mr. Sanchez stated that the Planning Commission recommends allowing noncommercial primary use parking lots.

Chairman Williams stated that the staff and zoning positions are the same.

The committee discussed establishing the minimum easement width as 25 year plus freeboard. It was stated that the Planning Commission recommends amending to 25 year plus freeboard or 100 years, whichever is less.

Councilmember Ozuna asked if said recommendation only applied to infill development. Mr. Sanchez replied that it applies Citywide.

Chairman Williams asked for the definition of freeboard. It was defined as depth of flow: the deeper the flow, the more freeboard.

Discussion ensued.

Councilmember Soules moved to accept the proposed amendments to the Unified Development Code (“UDC”) and forward to the full City Council. Councilmember Ozuna seconded the motion. Motion carried unanimously.

6. Briefing and possible action on Change in the Notification Process of Securing Vacant Structures

Roderick Sanchez, Director, Development Services Department

Mr. Sanchez proposed changes to the required method of notification to property owners of vacant unsecured structures. He stated that the notification process currently requires the City to send notice to the property owner via certified mail, return-receipt requested. This process can take up to 20 days. The proposed ordinance revision would replace the certified mail requirement with first class mail.

Councilmember Ozuna spoke in support of said item and stated that she was pleased that staff was discussing the timeline.

Councilmember Saldaña moved to accept proposed change in the Notification Process of Securing Vacant Structures and to forward to the full City Council. Councilmember Ozuna seconded the motion. Motion carried unanimously.

7. Briefing and possible action on the Stinson Master Plan

Frank Miller, Director Aviation

Frank Miller provided an overview on the Stinson 20 Year Master Plan. He introduced Amanda O'Krangley, Kimley-Horns Association Project Manager.

Ms. O'Krangley presented the Stinson Municipal Airport Master Plan to include: the master plan process, preferred alternative overview, financial analysis summary and the final steps.

Ms. O'Krangley introduced Brad Kutchins, Kutchins & Groh, LLC Managing Principal, and stated that he would present details of the Financial Plan. Mr. Kutchins informed the committee of: cost estimates, the 20-year program based on demand, and a total program cost of approximately \$68 million. Mr. Kutchins reported that funding sources have been coordinated with Texas Department of Transportation (TxDOT) and San Antonio Airport System (SAAS). In addition, he presented a detailed Capital Improvement Program Summary and the program phases.

Ms. O'Krangley presented the final steps to include the Airport Implementation Layout Plan and Final Documentation.

Chairman Williams thanked Ms. O'Krangley for her work and stated that Stinson is his favorite airport. He asked if staff had been in contact with TxDOT on the entrance and with the School District on the land. Mr. Miller responded that staff had been in contact with TxDOT and with the School District. He reported that the School District indicated that they were willing to release the property contingent on the School Board Approval. Chairman Williams requested documentation from TxDOT stating that they would allow the use of the entrance for Stinson Municipal Airport, before taking to Council. Ms. O'Krangley reported that \$.5 million dollars was designated for signage and the cost estimate was based on five signs.

Councilmember Ozuna spoke in support of the Master Plan and concurred with Chairman Williams regarding having a high profile entrance for Stinson Municipal Airport.

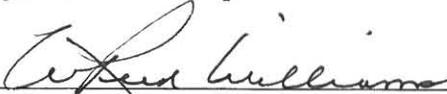
Councilmember Ozuna moved to forward said item to the full City Council. Councilmember Saldana seconded the motion. Motion carried unanimously.

8. Consideration for future meetings

There were no items discussed.

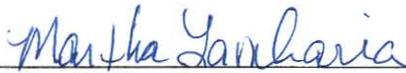
9. Adjourn

There being no further discussion, the meeting was adjourned at 12:47 p.m.



W. Reed Williams, Chairman

Respectfully Submitted,



Martha Lambaria
Office of the City Clerk