

# River North Master Plan

## 8th PLANNING TEAM MEETING

Monday, November 3, 2008

6:00 PM

Cliff Morton Development & Business Services Building (One Stop)  
1901 S. Alamo, 2<sup>nd</sup> Floor, Training Rooms A & B

## MEETING MINUTES

**Planning Teams Members in attendance:** David Adelman, Christine Vina for Manjiri Akalkotkar, Lynda Billa Burke, David Bogle, Ben Brewer III, Quinn Edmondson, George A. Geis, Carol Harris, Harper Huddleston, Glen Huddleston, Marcie Ince, John Kenny, Pedro Martinez for Sam Mills, Bill Myers, Dr. Marion Oettinger, Howard Peak, Don Ryden, Suzanne Scott, Scott Smith, Lewis T. Tarver, Murray Van Eman, Michael Westheimer

**Planning Team Alternates in attendance:** Dean Perry

**Visitors in Attendance:** 6

6:00 **Welcome / Opening Presentation** - Pat DiGiovanni, Deputy City Manager, reviewed the agenda for the 8<sup>th</sup> Planning Team meeting.

6:10-6:45 **Review and reach consensus on pending recommended changes from Chapter 3** - Andrea Gilles, Senior Management Analyst, reviewed the items proposed for consent (see handout): Section 3.1 Introduction, Section 3.3 Public Realm Improvement Strategy and Guidelines, General principles and descriptions for improvements, Section 3.4 Implementation Program, Section 3.5 Affordable Housing, Section 3.6 Financing, Funding and Phasing, Section 3.7 Street and Network Standards.

Discussion ensued on the concept of the Master Developer, and other items brought up by the Planning Team members. Ms. Gilles noted the update to the cost estimate table by the consultant in Section 3.6. She noted that the street designs are recommendations and should be looked at when considering any reconstruction, and may be subject to further feasibility and design studies.

In review of Section 3.3, a question was raised from the floor if the CPS funds allocated for the burial of utilities could be considered. Mr. DiGiovanni reported that the Council changed its policy several years ago and has put that money in the General Fund to assist with economic development in the last couple of budget cycles. Also, the other cable and telephone utilities have asked the city to use franchise revenues to support the burial of their utilities which cuts into the city budget. This would be a costly endeavor. Discussion occurred on the need to reconstruct Broadway, and potential ways to fund it.

A suggestion to extend the TIRZ boundaries to the entire planning area was made from the floor. Staff will look to incorporate this recommendation in the text of Section 3.4.2 or 3.6. The Planning Team consented to the recommendation.

Mr. Westheimer thought in the financing scenario that the square footage seemed low and the number of units seemed high in the residential analysis. Ms. Gilles responded that these numbers are reviewed and updated by the TIRZ board each year and will be calibrated.

A Planning Team member suggested that the projections in Table 3.4 should be reviewed, as they seem aggressive in Scenario 2A. Mr. DiGiovanni commented that the Table would be periodically reviewed by TIRZ board and adjustments made based on the rate of development in the TIRZ.

A Planning Team member inquired if Bexar County would participate in the TIRZ. The table could be modified to add Bexar County as a potential source. The Planning Team agreed that Bexar County should be listed as a potential source.

Consensus was reached on Sections 3.1, 3.3, 3.4, 3.6, and 3.7 with the above amendments agreed upon by the Planning Team.

Ms. Gilles asked for recommended changes on 3.5 Mixed Income Housing. Discussion ensued on TIRZ funding for affordable housing. The idea is that if the target is not met through the market that TIRZ projections would be reviewed, and policies would be directed to meet the goals. The Planning Team consented to amend to review by the TIRZ board on an annual basis, rather than every five years. Section 3.5 was agreed on by the Planning Team as amended.

Ms. Gilles asked if there were any recommendations regarding Section 3.1. She noted that the term Master Developer is reference the current TIF Manual. Discussion ensued. Mr. DiGiovanni said the city was looking to use this concept for Hemisfair Park as the city owns the bulk of the land, and the City could get the project started faster and accomplish more with a Master Developer. In the context of River North, the Master Developer is important to coordinate the protection and development of public realm with private development. Mr. DiGiovanni stated that no commitments have been made to the CDC at this time. Mr. DiGiovanni stated staff will go back and adjust the language to emphasize that the Master Developer's role is a as coordinator.

Ms. Gilles asked for recommended changes to Section 3.2 Prioritized List of Catalytic Projects. She stated that some of the language will be updated and reworked based on the previous changes made by the Planning Team. She stated that amendments tonight would require additional updates to this section. Discussion ensued. The Planning Team agreed to the list of Catalytic Projects.

6:45 – 7:30 **Presentation on Chapter 4 – Development Code** - Richard L. Milk, Community Development Coordinator, presented a Power Point Overview on Chapter 4, Implementation, reviewing the content of each section (see handout). The Table in

Section 1.2 points out the RIO standards that have been incorporated what would supersede the RIO. Mr. Milk stated that changes will be made to the document to reflect the Master Plan changes made by the Planning Team. Mr. Westheimer asked how the rezoning would take place. Mr. DiGiovanni stated that first the Master Plan would go to Planning Commission and City Council for the endorsement of the plan. Mr. Patrick Howard, Assistant Director, responded that after the Master Plan is endorsed, then the rezoning process would be initiated, that it may occur in phases, and that it may require an amendment to the UDC if form based zoning is used.

8:15

**Next Steps** – Mr. DiGiovanni presented the possibility of inviting the consultants back to wrap up the document (illustrations and changing of Chapter 4 based on the Planning Team’s changes to the Master Plan), and present it on November 17. Mr. DiGiovanni stated that the consultants are advocating for form based zoning; and, it is important to see what the modifications to the code would be to determine if the form based code or another tool could be used. The Planning Team consented to bring the consultants back.

The 9<sup>th</sup> Planning Team meeting will be held on Monday, November 17, 2008 at the Development and Business Services Center, 1901 S. Alamo, at 5 p.m. The public meeting would be postponed to December 8.

The meeting was adjourned.

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Minutes prepared by Nina Nixon-Mendez, Planning Manager, 207-2893 or nina.nixon-mendez@sanantonio.gov