

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

October 24, 2018

2:00 PM

1901 S. Alamo

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

George W. Peck, Chair

Christopher Garcia, Vice Chair

Andrew Ozuna, Pro-Tem

Michael Garcia Jr | Vacant | June Kachtik |

Jessica Brunson | Kacy Cigarroa | Connie Gonzalez |

Ex-Officio Members

Francine Romero, Chair Zoning Commission | John Kuderer, Chair Board of Adjustment |
| Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

12:00 P.M. - Work Session, Tobin Room

2:00 P.M. - Call to Order, Board Room

- **Roll Call**
- **Present: Peck, C. Garcia, Ozuna, Gonzalez, Kachtik**
- **Absent : Cigarroa, Brunson**

-German Perez, World Wide Languages, translator was present.

- **Citizens to be Heard**

**THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE
REGULAR PLANNING COMMISSION MEETING:**

Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below

Combined Items

Juanita Romero, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **170181:** Request by Philip Zamora, Paz Enterprises, LLC, for approval to replat a tract of land to establish Strech Place Subdivision, generally located southwest of the intersection of West Villaret Boulevard and Strech Avenue. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 2 **170271:** Request by AJ Hausman, AJ Development, LLC., for approval to subdivide a tract of land to establish Hunters Way Subdivision, Unit 2, generally located northwest of the intersection of Kusmierz Road and Hunters Trace Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 6 **180210:** Request by David A. McGowen, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Sage Valley Subdivision Unit 1, generally located at the intersection of Medina Base Road and Yucca Valley Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 7 **180251:** Request by Chester Bidmead, Pioneer Homesteads, LLC, for approval to replat a tract of land to establish Country Lane Court (Enclave) Subdivision, generally located southeast of the intersection of Nacogdoches Road and Country Lane. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 8 **180288:** Request by Shannon Birt, LGI Homes – Texas, LLC for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 1-B Subdivision, generally located Southwest of the intersection of Luckey Ranch and US Hwy 90. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.mccolling@sanantonio.gov, Development Services Department)
- Item # 9 **180292:** Request by Plack Carr, M2G Stone Oak, Ltd., for approval to replat and subdivide a tract of land to establish West Creek - Phase 3 Subdivision, generally located northeast of the intersection of West Military Drive and Loop 1604. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 10 **180329:** Request by Landon Kane, Potranco Acreage Investors, Ltd., for approval to replat and subdivide a tract of land to establish The View at Potranco Lot 1 Subdivision, generally located northwest of the intersection of Potranco and Fillmore. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 11 **180334:** Request by Natalie Griffith, Authorized Agent for Habitat for Humanity of San Antonio, Inc., for approval to replat a tract of land to establish Lenwood Heights Unit 1A Subdivision, generally located southwest of the intersection of West Commerce Street and South Acme Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Item # 12 180335: Request by Natalie Griffith, Agent for approval to replat a tract of land to establish Lenwood Heights Unit 2A Subdivision, generally located north of the intersection of Joe Godley Trail and Ray Beebe Path Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Time Extensions

Item # 13 080305: Request by TF Cibolo Canyons, L.P., for a three (3) year Performance Guarantee Time Extension for Cibolo Canyon - Unit 7D, Enclave Subdivision, generally located east of the intersection of TPC Parkway and Bulverde Green. Staff recommends Approval. (Richard Carrizales, Sr. Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Land Transactions

Item # 15 A Resolution authorizing a request for City Council to declare as surplus and to sell or convey an area of City-owned property located in Lot S, Block 54, in New City Block 553 known as 801 East Houston Street in Council District 1. Staff recommends Approval. (Adrian Ramirez, Senior Real Estate Specialist, 210-207-2099, adrian.ramirez@sanantonio.gov, Transportation & Capital Improvements Division)

Item # 17 A Resolution recommending the closure, vacation and abandonment of a 0.4742 acre improved portion of Chavaneaux Road, between New City Blocks (NCB) 11140 and 11143, at the northeast corner of South Zarzamora Street and the Loop 410 access road, located in Council District 4, as requested by QuikTrip Corporation. Staff recommends Approval. (Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083, mary.fors@sanantonio.gov)

Item # 18 Consideration of the following items related to a public right-of-way and a city-owned property located between Floyd Curl and Babcock, south of Huebner, in Council District 8:

- A. A resolution recommending closing, vacating, and abandoning a 0.579 acre unimproved portion of Oakland Boulevard (between New City Blocks (NCB) 14691 and 14695), as requested by SA Rocking in the Free World, LLC.
- B. A resolution declaring as surplus a 0.509 acre unimproved city property, New City Block (NCB) 14691 Block 7, Lots 2 and 17, and authorizing its sale to SA Rocking in the Free World, LLC.

Staff recommends Approval. (Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083, mary.fors@sanantonio.gov)

Proposed Annexation

Item # 19 Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 15.99 acre property as requested by the property owners, the Herlinda Cantu Family LP, which is contiguous to the City limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in Bexar County. Staff recommends Approval. (Sidra Schimelpfening, Senior Planner, Planning Department, Sidra.Schimelpfening@sanantonio.gov, (210) 207-8187)

Comprehensive Master Plan Amendments

- Item # 23 **PLAN AMENDMENT CASE # 18041 (Council District 2):** A request by Brown & Ortiz, P.C., representative, for approval of a resolution, to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Business Park” and “Medium Density Residential” to “Industrial” on 414.422 acres out of NCB 12867, NCB 17322, NCB 17992, NCB 17993, NCB 35098 and “Medium Density Residential” on 172.149 acres out of NCB 12867 and NCB 35098, generally located northwest of Foster Road and FM 1346 5502 Interstate 10 East. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018128)
- Item # 24 **PLAN AMENDMENT CASE # 18096 (Council District 10):** A request by Brown & Ortiz, P.C., representative, to amend the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks and Open Space” to “Public Institutional” and to amend the North Sector Plan, by changing the future land use from “Suburban Tier” to “Civic Center” on 17.68 acres out of NCB 14945, generally located southwest of the Thousand Oaks and Schertz Road intersection. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018335)
- Item # 25 **PLAN AMENDMENT CASE # 18101 (Council District 1):** A request by James Andry, applicant, for approval of a resolution, to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Urban Low Density Residential” and “Neighborhood Commercial” to “Community Commercial” on Lot 2 through Lot 10 and P-100, Block 48, NCB 2742 and Lot 10, Block 2, NCB 3244, located at 1414 Fredericksburg Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018344)
- Item # 27 **PLAN AMENDMENT CASE # 18103 (Council District 8):** A request by Brown & Ortiz, P.C., representative, for approval of a resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Rural Estate Tier” to “General Urban Tier” on 5.874 acres out of CB 4718, generally located southeast of the Kyle Seale Parkway and Babcock Road intersection. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018348)
- Item # 29 **PLAN AMENDMENT CASE # 18106 (Council District 4):** A request by Arturo Vasquez, applicant, for approval of a resolution to amend the Nogalitos/S. Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Mixed Use” on Lot 408, NCB 7853, located at 6614 South Zarzamora Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018342)

Item # 30 **PLAN AMENDMENT CASE # 18109 (Council District 10):** A request by Kaufman & Killen, Inc., representative, for approval of a resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Suburban Tier” to “General Urban Tier” on 26.386 acres out of CB 5021, generally located in the 6800 Block of NE Loop 1604. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018353)

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner C.Garcia motioned to approve all items on the combined agenda as presented with the exception of items 3, 4, 5, 16, 14, 20, 21, 22, 26, 28.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Pulled for Recusal

At 2:06 p.m. Chairman Peck recused himself from the Planning Commission.

Item # 3 **170410:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Solana Ridge Subdivision Unit 11, generally located southwest of the intersection of Ray Ellison Road and Loop 410. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Item # 4 **170589:** Request by Jeffrey Czar, Jr. Armadillo Construction Ltd, for approval to subdivide a tract of land to establish Mi Sueno at Monte Viejo Unit 3 Subdivision, generally located southeast of the intersection of S.E. Military Drive and I.H 37. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Item # 5 **180182:** Request by Chesley I. Swann III, Milestone Portranco Development, LTD., for approval to subdivide a tract of land to establish Olson Subdivision, Unit-8, generally located southwest of the intersection of Grosenbacher Road and Camplight Way. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Item # 16 Resolution recommending the closure, vacation, and abandonment 0.049 of an acre being an unimproved portion of Brooklyn Avenue public right of way, located between Live Oak Street and Burnet Street in Council District 2, as requested by StrEat Parks, LLC. Staff recommends Approval. (Adrian Ramirez, Senior Real Estate Specialist, Transportation & Capital Improvements, (210) 207-2099, adrian.ramirez@sanantonio.gov.)

Motion

Commissioner C. Garcia asked for a motion for items 3, 4, 5, and 16 as presented.

Commissioner M. Garcia motioned to approve.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

At 2:07 p.m., Chairman Peck returned to the Planning Commission.

Individual Items

Item # 21 (Continued from 10/10/18) **PLAN AMENDMENT CASE # 18082 (Council District 4):** A request by James Glasgow, applicant and representative, for approval of a resolution to amending the West/Southwest Sector Plan, a component of the Comprehensive Master plan of the City, by changing the future land use from “Agribusiness Tier” to “Suburban Tier” on 13.530 acres out of NCB 11212, located at 9040, 9042, and 9048 Somerset Road. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case # Z2018262)

Daniel Hazlett, Planner representing Marco Hinojosa, presented item #21 18082 to the Planning Commission. Jim Glasgow, applicant, is present.

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner C. Garcia motioned to uphold staff recommendation for Denial.

Second: Commissioner Kachtik

In Favor: M. Garcia, Gonzalez, C. Garcia, Kachtik, Peck

Opposed: Ozuna

Motion Passed

Item # 22 (Continued from 10/10/18) **PLAN AMENDMENT CASE # 18100 (Council District 3):** A request by Vin Title LLC, applicant, for approval of a resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “General Urban Tier” to “Regional Center” on 0.0263 acres out of NCB 9314, located at 930 Southwest Military Drive. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018314 S)

Daniel Hazlett, Planner, presented item #22 18100 to the Planning Commission.
Jim Glasgow, representative, is present.

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner Ozuna motioned to uphold staff recommendation for Denial.

Second: Commissioner C. Garcia

In Favor: M. Garcia, C. Garcia, Peck, Ozuna, Kachtik

Opposed: Gonzalez

Motion Passed

Item # 26 **PLAN AMENDMENT CASE # 18102 (Council District 5):** A request by Brown & Ortiz, P.C., representative, for approval of a resolution to amend the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” and “Low Density Mixed Use” to “Community Commercial” on Lot 9-21 Block 3 NCB 6128, generally located Southwest of Colima Street and South Zarzamora Street. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018346)

Kayla Leal, Planner representing Marco Hinojosa, presented item #26 18102 to the Planning Commission.
Caroline McDonald, representative, is present, and requesting an amendment.

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner Kachtik motioned to continue the item to November 14, 2018 meeting.

Second: Commissioner M. Garcia

In Favor: M. Garcia, C. Garcia, Ozuna

Opposed: Gonzalez, Peck

Motion Fails

Chairman Peck asked for a motion for the items as presented.

Commissioner Gonzalez motioned to reconsider.

Second: Commissioner Ozuna

In Favor: M. Garcia, C. Garcia, Ozuna, Peck, Gonzalez

Opposed: Kachtik

Motion Passed

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner Gonzalez motioned to approve the amended application.

Second: Commissioner Ozuna

In Favor: M. Garcia, C. Garcia, Ozuna, Peck, Gonzalez

Opposed: Kachtik

Motion Passed

Item # 28 **PLAN AMENDMENT CASE # 18104 (Council District 3):** A request by Elanie Hu, for approval of a resolution to amend the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use “Low Density Residential” to “Regional Commercial” on West 66 feet of South 150 feet of Lot 7, Block 2, NCB 7578, located at 467 Hot Wells Boulevard. Staff recommends Denial, with an Alternate Recommendation. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018350)

Kayla Leal, Planner, presented item #28 18104 to the Planning Commission.
Jim Glasgow, applicant, is present, and asking for a 2 week continuance.

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner C. Garcia motioned to approve the application as amended by applicant.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

Withdrawn/Pulled/Postponed

Item # 14 A Resolution authorizing a request for City Council to declare as surplus and to sell or convey 17 tracts of unimproved City-owned property in NCB 13021 in the Highland Heights Bluff Subdivision, in Council District 3. Staff recommends Approval. (Adrian Ramirez, Senior Real Estate Specialist, 210-207-2099, adrian.ramirez@sanantonio.gov, Transportation and Capital Improvements Division)

Item # 20 **(POSTPONED) PLAN AMENDMENT CASE # 18108 (Council District 3):** A request by Kaufman & Killen, Inc. to amend the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Community Commercial” on 0.189 acres out of NCB 10943, located at 1031 Hot Wells Boulevard. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018351 CD)

Approval of Minutes

Item # 31 Consideration and Action on the Minutes from October 10, 2018.

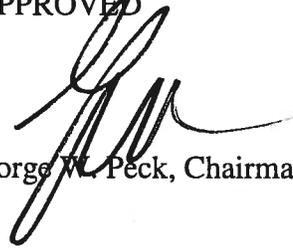
Chairman Peck motioned for approval of the minutes and all the Commissioners voted in the affirmative.

Director’s Report:

Adjournment

There being no further business, the meeting was adjourned at 3:08 p.m.

APPROVED



George W. Peck, Chairman

ATTEST:



Melissa Ramirez, Assistant Director