

City of San Antonio



**Planning Commission
Minutes**

Development and Business
Services Center
1901 South Alamo

Wednesday, Sep. 14, 2016

2:00 PM

1901 S. Alamo

Planning Commission Members

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

Marcello Diego Martinez, Chair |
George Peck, Vice Chair | Andrea Rodriguez, Chair Pro
Tem | Jody R. Sherrill | Angela Rinehart |
Michael Garcia Jr. | George McNair | Jason Koehne |
Bradley Carson

Ex-Officio Members

Dr. Francine Romero, Chair Zoning Commission | Mary Rogers, Chair Board of
Adjustment | Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

1:30 P.M. - Work Session, Tobin Room,

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

- **Roll Call- Present: Martinez Peck, Rodriguez, Sherrill, Garcia, McNair, Carson Koehne, Rogers**
- **Absent: Romero, Rinehart**
- **Arianne Villanueva, World Wide Translators, was present**

- Citizens to be Heard

No 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

Chris Mcollin, Planner, presented items.

Plats

- Item # 1 150002: Request by Emiliano Guerrero, for approval to subdivide a tract of land to establish Del Webb Blvd. Unit 4, (P.U.D.) Subdivision, generally located northwest of the intersection of La Villita Way and Del Webb Boulevard. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department) Services Department)
- Item # 3 150497: Request by Gordon V. Hartman, Neighborhood Revitalization Initiative, Ltd., for approval to replat and subdivide a tract of land to establish Northeast Crossing Unit 16B (TIF) Subdivision, generally located northwest of the intersection of Gibbs Sprawl Road and Woodlake Parkway. Staff recommends Approval. (Martha Bernal , Planner, (210) 207-0210, Martha.bernal@sanantonio.gov, Development Services Department)
- Item # 4 150499: Request by Emiliano Guerrero, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 46C, Ph I, PUD, generally located on the southwest corner of Del Webb Boulevard and Cache Creek. Staff recommends approval.(Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
- Item # 5 160045: Request by Jay Patterson, Southerland Canyons II, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 1 Unit 1 PUD Subdivision, generally located southwest of the intersection of Huntress Lane and Villa Agua. Staff recommends approval. Jose Garcia, Planner(210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department.
- Item # 6 160138: Request by A. Bradford Galo, Laredo Westover Hills, LTD, for approval to subdivide a tract of land to establish Liberte Ventura, Unit 11A Subdivision, generally located north of FM 1516 and Binz-Engleman. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
- Item # 7 160177: Request by Drake Thompson, McMillin Texas Management LLC., for approval to replat a tract of land to establish MTH Caliza Drive Subdivision, generally located west of the intersection of Caliza Drive and Bubbling Creek. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

VariANCES

- Item # 9 FVP 16-006: Request by Pape Dawson, for approval of a variance request related to conditionally-approved Building Permit M2151911 for proposed excavation and fill associated with proposed pond features for a new park and trails system located along Brooks Creek near 3201 Sidney Brooks. Staff recommends Approval. Noah Parsons, Engineer, (210) 207-8058, noah.parsons@sanantonio.gov, TCI Department

Land Transactions

- Item #11 City of San Antonio Parks and Recreation Department request for resolution authorizing staff to acquire land as required to implement the voter-approved 2015 Linear Creekway Parks Development Program. These properties are within the San Antonio city limits or extraterritorial jurisdiction and will be primarily located within the 100-year floodplain. (Brandon Ross, (210) 207-6101, brandon.ross@sanantonio.gov, Parks and Recreation Department)

Comprehensive Master Plan

- Item #12 (Continued from 08/10/16) PLAN AMENDMENT # 16059 (Council District 2): A request by Trey Jacobsen, for approval of a resolution to amend the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 16.055 acres of land out of NCB 12886, located at 1054 SE Loop 410 from "Urban Living" to "Industrial." Staff recommends Approval. (Mary.Moralez-Gonzales, Planner (210) 207-5550, Mary.Moralez-Gonzales@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016206)
- Item #13 PLAN AMENDMENT # 16065 (Council District 3): A request by Melanie Chaney, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.51 acres of land out of NCB 10938, located at 734 Hot Wells Boulevard from "Low Density Residential" to "Community Commercial". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016224)
- Item #14 PLAN AMENDMENT # 16066: A request by Brown and Ortiz, PC, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 10.17 acres out of NCB 17996, located at 2919 FM 1516 from "Community Commercial", "Industrial" and "Low Density Residential" to "Industrial". Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016229)

Item #16 PLAN AMENDMENT # 16068: A request by Brown and Ortiz, PC, for approval of a resolution to amend the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.58 acres of land out of NCB 18313, located in the 7400 Block of Tezel Road from "Neighborhood Commercial" to "Low Density Residential". Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016238)

Item #19 PLAN AMENDMENT # 16071 (Council District 10): A request by John Cooley, for approval of a resolution to amend the future land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 2.13 acres out of NCB 10440, located at 2659 Eisenhower Road from "Public/Institutional" to "Low Density Residential". Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016240)

Chairman Martinez asked for a motion to approve the items on the Consent Agenda as presented.

Motion: Commissioner Peck made a motion for approval of the Consent Agenda as presented.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

Individual

Plats

Item # 2 150436: Request by Father Art Flores, Oblate Title Holding Corporation., for approval to replat a tract of land to establish OMI Residence Subdivision, generally located at the intersection of Oblate Road and Shearer Hills. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Chris McCollin, Planner, presented item and recommended approval.

Father Ray J Marek, representative, stated they have been working with this project for about two years to bring this piece of property into compliance for five future homes for priests and brothers of Oblate missionary.

Chris Orem, representative, state the replat would remove the setbacks and revert back the zoning setbacks to code. He also stated the survey on the property was done based on the deed records.

Antonio Martinez, citizen, spoke in opposition.

Chairman Martinez asked for a motion to table this item until further notice.

Motion: Commissioner Carson made a motion to table this item until further notice.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed.

Commissioner Carson departed the boardroom at 2:17 p.m. for purpose of recusal.

Item # 8 160418: Request by Jaime Howell, Walmart Real Estate Business Trust, for approval to vacate and re-subdivide a tract of land to establish Taco Bell – Nacogdoches 1604 Subdivision, generally located northwest of the intersection of Nacogdoches Road and F.M. Loop 1604. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

Andrew Martinez, Planner, presented item and recommend approval

Chairman Martinez asked for a motion.

Commissioner Peck made a motion to recommend approval.

Second: Commissioner Koehne

In Favor: Martinez, Peck, Rodriguez, Koehne, Garcia, McNair, Sherrill, Rogers

Recusal: Carson

Opposed: None

Motion Passed

Time Extension

Item #10 110398: Request by Dave Pfeifer, Tuscany Heights, LLC, for approval of a three (3) year time extension in accordance with Section 35-430(f) (2) of the City of San Antonio’s Unified Development code (UDC), for the Tuscany Heights Unit 3 Enclave, generally located north of the intersection of Mountain Lodge and Wilderness Oak. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Andrew Martinez, Planner, presented item and recommend approval

Chairman Martinez asked for a motion.

Commissioner McNair made a motion to recommend approval.

Second: Commissioner Garcia

In Favor: Martinez, Peck, Rodriguez, Koehne, Garcia, McNair, Sherrill, Rogers

Recusal: Carson

Opposed: None

Motion Passed

Commissioner Carson returned to the boardroom at 2:19 p.m.

Comprehensive Master Plan

Item #15 PLAN AMENDMENT #16067: A request by Chad Johannesen, for approval of a resolution to amend the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.240 acres of land out of NCB 18309, located in the 7800 Block of Tezel Road from "Neighborhood Commercial" to "Medium Density Residential". Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016232)

Oscar Aguilera, Planner, presented item and recommend approval.

Baro Hinton, citizen, expressed his concerns with the wildlife.

Chris White, citizen, expressed his concerns with the construction affecting his property.

Jennifer Dilaemeus, citizen, expressed her concerns with wildlife and drainage.

Chairman Martinez asked for a motion.

Commissioner Sherrill made a motion to recommend a two week continuance until the September 28, 2016 Planning Commission meeting.

Second: Commissioner Rogers

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Sherrill departed the meeting at 2:26 p.m.

Plats

Item # 2 150436: Request by Father Art Flores, Oblate Title Holding Corporation., for approval to replat a tract of land to establish OMI Residence Subdivision, generally located at the intersection of Oblate Road and Shearer Hills. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Guadalupe Martinez, citizen, spoke in opposition.

Chairman Martinez asked for a motion.

Commissioner Peck made a motion to recommend approval.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passed.

Comprehensive Master Plan

Item #17 PLAN AMENDMENT # 16069 (Council District 6): A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 3, 4, and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 from "Rural Estate Tier" to "Regional Center". Staff Recommends Denial with Alternate Recommendation. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016237 S)

Nyliah Acosta, Planner, presented item and recommend denial with an alternate recommendation.

James Griffin, representative, stated the owner is requesting a two week continuance until the September 28, 2016 Planning Commission meeting.

Chairman Martinez asked for a motion.

Commissioner Rodriguez made a motion to recommend a two week continuance until the September 28, 2016 Planning Commission meeting.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Item #18 PLAN AMENDMENT # 16070 (Council District 1): A request by John Cooley, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 14, NCB 863, located at 425 E. Mistletoe Avenue from "Low Density Residential" to "Low Density Mixed Use". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016239)

Erica Green, Planner, presented item and recommended approval.

Applicant requested a continuance until the October 12, 2016 Planning Commission meeting.

Albert Arias, citizen, expressed his concerns with the height of the construction.

Chairman Martinez asked for a motion.

Commissioner Peck made a motion to recommend a continuance until the October 12, 2016 Planning Commission meeting.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 20 Consideration and Action on Minutes from August 24, 2016

Chairman Martinez asked for a motion.

Motion: Commissioner McNair made a motion to approve minutes as presented

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report:

None

Adjournment

There being no further business, the meeting was adjourned at 2:39 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

Melissa Ramirez, Interim Assistant Director