City of San Antonio

Planning Commission
Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, April 8, 2015 | **2:00 PM** | **1901 S. Alamo**

Planning Commission Members
Marcello Diego Martinez, Chair |
George Peck, Vice Chair | Andrea Rodriguez, Chair Pro Tem |
Jody R. Sherrill | Angela Rinehart | Michael Garcia Jr. |
George McNair | Aaron Seaman | Bradley Carson |

Ex-Officio Members
William Shaw, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment |
Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

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

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

1. Presentation of the 2015 Unified Development Code Amendment Process. (Christopher Looney, Policy Administrator, Development Services Department)

2. Briefing to discuss the nominees recommended by the Planning Commission Technical Advisory Committee (PCTAC) Nominating Committee to fill expired terms or vacancies categories of membership. (Luz M. Gonzales, Senior Planner, Development Services Department)

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

- **Roll Call – Present:** Martinez, Rodriguez, Rinehart, Sherrill, Peck, Garcia, Seaman, Carson, McNair
  Absent: None

- **Citizens to be Heard** – No citizens to be heard

Chairman Martinez stated Item 6 FPV and Item 10 PA 15026 have been pulled for individual consideration and Item 8 PA 15018 and Item 12 PA 15030 have been postponed.

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.

Consent Items

Richard Carrizales, Planner, presented items.

Plats

3. **140231:** Request by Jay A. Hanna,WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westcreek Oaks, Unit-5 Subdivision, generally located south of the intersection of WestCreek Oaks and Wiseman Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

4. **140451:** Request by Lloyd A. Denton, Jr, Rogers 1604 Commercial, Ltd., for approval to subdivide a tract of land to establish Shavano Ranch Entry Sweep Subdivision, generally located east of the intersection of F.M. Loop 1604 and Shavano Ranch. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

5. **140516:** Request by Joseph C. Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish The Oaks at Fox Grove Units 3 & 4 Subdivision, generally located southwest of the intersection of Evans Road and Bulverde Road. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Land Transaction(s)

7. Consideration of a Resolution supporting the closure of a 0.3910 acre unimproved alley right-of-way located in Council District 10 between Anacacho Road and O'Connor Road as requested by Big Diamond LLC/CST. (Mary L. Fors, Management Analyst (210) 207-4083, mary.fors@sanantonio.gov, Office of EastPoint & Real Estate)

Commissioner Seaman arrived at 2:03 pm.

Comprehensive Master Plan Amendment(s)

9. **PA 15024:** (Continued from March 11, 2015): A request by Vincent Gerard & Associates Inc., 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 approximately 0.13 acres of land out of Tracts B, C, D and E (69.720 acres), NCB 13965, Irrigated Subdivision located at 5524 Morey Road, from "Agribusiness Tier" to "Suburban Tier". Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

11. **PA 15029:** A request by Graciano Ramirez., for approval of a resolution to amend the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.2870 acres of land being Lots 6, 7, 8, & 9 Block 60 out of NCB 7990, located at 1510 Southcross, from "Medium Density Residential" to "Mix Use" and to include "C-2" Commercial District as a related zoning district for the "Mixed Use' land use classification. Staff Recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

13. **PA 15031:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.9556 acres of land being Lots 19, 20 and 21, Block 2, out of NCB 13060 and Lot 45 out of NCB 13847 located at 203, 206, 207, and 211 West Turbo Drive from "Business Park" to "Light Industrial" and to include "I-1" General Industrial District as a related zoning district for the "Light Industrial" land use classification. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

14. **PA 15032:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 18.968 acres of land being Lots 1 and 2, Block 91, CB 4709T located at the Northwest corner of IH-10 West and Ranchland View from "Rural Estate Tier" to "Suburban Tier" on 6.277 acres and from Rural Estate to "General Urban Tier" on 12.691 acres, as amended by the applicant. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

15. **PA 15033:** A request by Vickrey & Associates Inc., for approval of a resolution to amend the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 13.153 acres of land out of NCB 15228, generally located at the Southeast intersection of Loop 410 and Ray Ellison Boulevard, 12.50 acres from "Low Density Residential" to "High Density Residential" and 0.653 acres from "Low Density Residential" to "Community Commercial" . Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

16. **PA 15035:** A request by King & Sommer, PLLC., 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 approximately 23.219 acres of land being out of NCB 11493, located at 600 block of Callahan Road., from "General Urban Tier" to "Specialized Center". Staff Recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

Other Item(s)

17. Consideration of appointees to the Planning Commission Technical Advisory Committee (PCTAC) to fill expired terms or vacancies on the PCTAC. (Luz M. Gonzales, Senior Planner, (210) 207-0139, luz.gonzales@sanantonio.gov, Department of Development Services)

Chairman Martinez asked for a motion to approve items on the combined minus Item 6 and Item 10.

Motion:	Commissioner Peck to approve items on the combined hearing as presented.
Second:	Commissioner Rodriguez
In Favor:	Unanimous
Opposed:	None
Motion Passes	

Individual Consideration(s)

Variance(s)

6. Request by Clara Sanchez for approval of a floodplain variance to Section 35-F125 (a) (2) of the Unified Development Code (UDC) regarding allowable development within the regulatory floodplain for the Building permit at 922 NW 36th ST. AP# 1981728, a residential lot within the Zarzamora Creek watershed. Staff recommends Denial. (Lee Muniz, Sr. Engineering Associate, (210) 207-0096, lee.muniz@sanantonio.gov, Transportation and Capital Improvements)

Richard Carrizales, Planner, presented item and recommended denial.

Arturo Gaitan, representative, stated they are requesting this variance to rebuild residential dwelling on subject property that was damage by fire. He stated they started the rebuilding process and after receiving the foundation permit however were later informed that they were unable to build being that the property is in the flood plain.

Motion:	Commissioner Peck to approve staff recommendation of denial.
Second:	Commissioner Carson
In Favor:	Unanimous
Opposed:	None
Motion Passes	

10. PA 15026: A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 14.332 acres of land out of NCB 35733 located in the 7000 Block of Oak Drive from "Suburban Tier" to "General Urban Tier". Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item and recommended approval.

James Griffin, representative, stated he would like to request a two week continuance.

Motion:	Commissioner Peck to approve item as presented.
Second:	Commissioner Rodriguez
In Favor:	Unanimous
Opposed:	None
Motion Passes	

17. Consideration of appointees to the Planning Commission Technical Advisory Committee (PCTAC) to fill expired terms or vacancies on the PCTAC.

Christopher Looney, Development Services Policy Administrator, presented item.

Motion:	Commissioner Rinehart to approve the uncontested applicants
Second:	Commissioner McNair
In Favor:	Unanimous
Opposed:	None
Motion Passes	

Chairman Martinez stated they would hear the applicants for Alternate Registered Professional Engineer seat.

Mr. Brian Crowell, briefed commission on his qualifications.

George Weron, briefed commission on his qualifications.

Chairman Martinez called for a show of hands for Mr. Crowell.

AYES: Martinez, Rodriguez, Seaman

Chairman Martinez called for a show of hands for Mr. Weron,

AYES: Rinehart, Sherrill, Peck, Garcia, Carson, McNair.

Chairman Martinez called for Community At-Large Member seat.

Grace Garza, briefed commission on her qualifications.

Steven Grau, briefed commission on his qualifications.

Philip Manna, briefed commission on his qualifications.

All vote in affirmative for Grace Garza, Steven Grau and Philip Manna.

Motion:	Commissioner Peck to approve the uncontested applicants
Second:	Commissioner Sherrill
In Favor:	Unanimous
Opposed:	None
Motion Passes	

Approval of Minutes

Approval of Minutes from the March 25, 2015 Planning Commission Meeting.

Motion: Commissioner Peck to approve item as presented.

All voted in affirmative.
Motion Passes

Director's Report – No Report.

Adjournment.

There being no further business, the meeting was adjourned at 2:52 p.m.

APPROVED

George Peck, Vice-Chairman

ATTEST:

John Jacks, Executive Secretary