City of San Antonio

Planning Commission
Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, April 22, 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. Briefing on a resolution recommending approval of the release of approximately 13 acres of Extraterritorial Jurisdiction (ETJ) from the City of San Antonio to the City of Garden Ridge. (Jacob Floyd, AICP, Planning Coordinator, (210) 207-8318, jacob.floyd@sanantonio.gov, Department of Planning & Community Development)

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

- **Roll Call – Present:** Martinez, Rodriguez, Rinehart, Sherrill, Garcia, Carson, McNair
  Absent: Peck, Seaman

- **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.

Melissa Ramirez, Planning Manager, stated Item #12 has been postponed by staff.

Consent Items

Chris McCollin, Planner, presented items.

Plat(s)

2. **130502:** Request by Richard Lowder, for approval replat and subdivide a tract of land to establish Eagle Point Subdivision, generally located northwest of the intersection of U S Highway 181 and Old Corpus Christi Road. Staff recommends approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

3. **130551:** Request by George J. Kennedy, Sneckner Partners, Ltd., for approval to subdivide a tract of land to establish Royal Oak Estates-Unit 1 Enclave Subdivision, generally located northwest of the intersection of Bulverde Road and U S Highway 281 North. Staff recommends approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

4. **130552:** Request by Sneckner Partners, Ltd., for approval to subdivide a tract of land to establish Royal Oak Estates-Unit 1 Subdivision, generally located northwest of the intersection of Bulverde Road and U S Highway 281 North. Staff recommends approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

5. **140216:** Request by Alan Chesler, South Park Holdings LP., for approval to subdivide a tract of land to establish South Park Industrial Subdivision, generally located southwest of the intersection of Loop 410 and Old Pearsall Road. Staff recommendation is PENDING. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development ServicesDepartment)

6. **140401:** Request by David Nisivoccia, San Antonio Housing Authority, for approval to vacate, resubdivide, and subdivide a tract of land to establish Wheatley Courts II-B Subdivision, generally located northwest of the intersection of Hudson Street and Hays Street. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services)

8. **150046:** Request by Jessica L. Cavada, for approval of a building setback line replat to establish Cavada Subdivision, generally located northeast of the intersection of Lemon Tree and Boiling Brook Drive. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

9. **150055:** Request by Chesley I. Swann, III, Milestone Potranco Development, Ltd., for approval to subdivide a tract of land to establish Seale Subdivision Unit 10, generally located northeast of the intersection of Camp Light Way Road and Lavender Hill Road. Staff recommends approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

10. **150089:** Request by David M. Cummings III, for approval to replat a tract of land to establish Strauss - Cummings Subdivision, generally located west of the intersection of Strauss and La Sierra Boulevard. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Plat Deferral(s)

11. **140247:** Request to authorize the termination of electric service and revoking building permits pending plat approval and recording of Sunny Acres Subdivision in connection with a previously approved deferral on October 8, 2014, generally located west of Loop 1604, south of New Sulpher Springs. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendment(s)

14. **PA 15034:** A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 4.7679 acres of land being Lot 11, Block 2 in NCB 6583 located at 227 West Drexel Avenue from "Medium Density Residential" to "Mixed Use". Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

15. **PA 15036:** A request by John & Irma Nelson, for approval of a resolution to amend the future land use plan contained in the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately .1695 acres of land being Lot 8 BLK 15 out of NCB 1534, located at 1614 Martin Luther King, from "Medium Density Residential" to "Mixed Use". Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

16. **PA 15037:** A request by John Condit, for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 20.55 acres of land being Lot 4, Block 3 in NCB 10879 located at the 8200 block of City Base Landing from "Regional Commercial" to "High Density Residential". Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Other Item(s)

18. A resolution recommending approval of the release of approximately13 acres of Extraterritorial Jurisdiction (ETJ) from the City of San Antonio to the City of Garden Ridge. The subject area is generally located northeast of San Antonio in Comal County, north of Bindseil road, South of Park Lane Drive, and West of Bat Cave Road (Jacob Floyd, AICP, Planning Coordinator, (210) 207-8318, jacob.floyd@sanantonio.gov, Department of Planning & Community Development)

    Chairman Martinez asked for a motion to approve items on the combined minus Items 7, 13 and 17.

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

Individual Consideration(s)

Plat(s)

Commissioner Carson left the boardroom for recusal purposes.

7. **150011:** Request by Mark Granados, Corsairs Cay, LLC, for approval of a replat and to subdivide a tract of land to establish Catcar Corners Subdivision, generally located northwest of the intersection of Eckhert Road and Bandera Road. Staff recommends approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov,Development Services Department)

    Chris McCollin, Planner, presented item and recommended approval.

    Charles Smith, representative, stated his is present to address any questions/concerns.

Motion:	Commissioner Rodriguez to approve staff recommendation of approval.
Second:	Commissioner McNair
In Favor:	Unanimous
Opposed:	None
Recused:	Carson
Motion Passes	

Commissioner Carson returned to the boardroom.

13. **PA 15026:** (Continued from April 8, 2015) 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.

James McKnight, representative, stated he would like to request a continuance until the next Planning Commission Meeting on May 13, 2015.

Motion: Commissioner McNair to continue until May 13, 2015
Second: Commissioner Rinehart
In Favor: Unanimous
Opposed: None
Motion Passes

17. **PA 15038:** A request by Brown & Ortiz, PC., for approval of a resolution to amend the future landuse plan contained in the North Sector Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 3.206 acres of land being P-19 ABS out of NCB 12825, located at the 14200 Block of Vance Jackson, from "General Urban Tier" to "Mixed Use Center" and to include "C-3" Commercial District as a related zoning district for the "Mixed Use Center' land use classification". Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

Oscar Aguilera, Planner, presented item.

James McKnight, representative, stated he would like to request a continuance until the next Planning Commission Meeting on May 13, 2015.

Motion: Commissioner McNair to continue until May 13, 2015.
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

19. **Approval of Minutes.**

Approval of Minutes from the April 8, 2015 Planning Commission Meeting.

Motion: Commissioner McNair to minutes as presented
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None
Motion Passes

Director's Report – No Report.

Adjournment.

There being no further business, the meeting was adjourned at 2:22 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

John Jacks, Executive Secretary