

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, March 25, 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

Orlando Salazar, 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

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

- Roll Call – Present: Peck, Rodriguez, Rinehart, Sherrill, Garcia, Seaman, Carson,
McNair, Salazar

Absent: Martinez

- 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.

Consent Items

Vice-Chairman Peck stated Items 22 and 27 have been pulled for individual consideration.

Vice Chairman Peck stated Commissioner Carson left the board room for recusal purpose of consent items at 2:01 pm.

Juanita Romero, Planner, presented items.

Planned Unit Development(s)

1. **PUD 15-00001:** Request by Roberto Kenigstien, GKH Development, Ltd., for approval of a Planned Unit Development to establish The Dominion Unit 13-B, PUD Subdivision, generally located west of the intersection of I.H. 10 and Aue Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
2. **PUD 15-00003:** Request by Rajeev Puri, Highlands Dominion, LLC, for approval of Planned Unit Development to establish Brenthurst at The Dominion Phase 2, PUD Subdivision, generally located northeast of the intersection of Brenthurst Lane and Via Aragon. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Plat(s)

3. **130284:** Request by Ian Cude, Continental Homes of Texas LP, for approval to replat and subdivide a tract of land to establish Tausch Farms Unit 1C Subdivision, generally located southwest of the intersection of Tausch Drive and Loop 1604. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
4. **130317:** Request by Ian Cude, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Redbird Ranch, Unit 11D Subdivisions, generally located west of Snowy Egret, north of Night Heron. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
5. **130318:** Request by Ian Cude, Continental Homes of Texas LP, for approval to subdivide a tract of land to establish Redbird Ranch, Unit 11C Subdivision, generally located west of the intersection of Snowy Egret and Cooks Petrel. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
6. **130341:** Request by John Lohr, Meritage Home of Texas, LLC, for approval to subdivide a tract of land to establish Steubing Farm Unit – 4A Subdivision, generally located south of the intersection of West Hausman Road and JV Bacon Parkway. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

7. **130342:** Request by John Lohr, Meritage Homes of Texas, LLC and Steve Saxon, SLF IV/Legacy NWSA, L.P., for approval to subdivide a tract of land to establish Steubing Farm Unit-4B Subdivision, generally located north of the intersection of Spring Ridge and Babcock Road. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
8. **130350:** Request by Bryan Sims, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Alamo Ranch Unit 41D Phase 3, PUD, generally located northwest of the intersection of Chimney Swift street and Suncatcher street. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
9. **130356:** Request by Melissa Youngblood, One KR Venture, L.P. for approval to subdivide a tract of land to establish Kallison Ranch Phase 1, Unit -11B Subdivision, generally located northwest of the intersection of Culebra Road (FM 471) and Kallison Bend. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
10. **130357:** Request by Melissa Youngblood, One KR Venture, L.P., for approval to subdivide a tract of land to establish Kallison Ranch Phase 1 Unit 2B, generally located northwest of the intersection of Kallison Bend and Culebra Road. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
11. **130364:** Request by Marc Curtis, Owned Real Estate (ORE) - Wholesale, for approval to subdivide a tract of land to establish Westover Hills 80 Acres Subdivision, generally located northwest of the intersection of State Highway 151 and West Military Drive. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
12. **130392:** Request by Roberto Kenigstein, GKH Developments, Ltd., for approval to subdivide a tract of land to establish Dominion Unit 13-B PUD, generally located southeast of the intersection of Dominion Drive and Aue Road. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
13. **130443:** Request by Rajeev Puri, Highlands Dominion, LLC, for approval to subdivide a tract of land to establish Avila at the Dominion Unit 2 PUD Subdivision, generally located north of the intersection of Reserva Avila and Sierra Avila. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
14. **130444:** Request by Rajeev Puri, Panhandle at Brenthurst LLC, & Highlands Dominion LLC., for approval to subdivide a tract of land to establish Brenthurst at the Dominion Phase 2, PUD, generally located northwest of Brenthurst Lane and Via Aragon street. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

- 15. 130662:** Request by Guillermo Aguayo, RA Dominion Development Properties, for approval to subdivide a tract of land to establish Dominion Hills Phase 1 – PUD Subdivision, generally located west of the intersection of Brenthurst Land and Palmilla Court. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- 16. 140154:** Request by Jacob Stauffer, RSBR Investments, LLC and Kelly P. & Erismelda Hazel, for approval to subdivide a tract of land to establish RSBR Ray Ellison Dr. Subdivision, generally located north of the intersection of Ray Ellison Drive and Old Valley Hi Drive. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
- 17. 140211:** Request by Greg Burkett, Southwest Signs, and Jerry F. Morell, Delhi Services LLC, for approval to subdivide a tract of land to establish S.W. Signs Inc. Subdivision, generally located southeast of the intersection of Loop 410 and W. W. White Road. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
- 18. 140233:** Request by Jay A. Hanna, WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westcreek Oaks, Unit 7 Subdivision, generally located northwest of the intersection of West Military Drive and Westcreek Oaks. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- 19. 140384:** Request by Elliot Jones, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Canyon View Subdivision, Unit 1 PUD & Enclave, generally located northeast of the intersection of Stone Oak Parkway and Hardy Oak Boulevard. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- 20. 140431:** Request by Ian Cude, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Redbird Ranch, Unit 11B Subdivision, generally located northwest of the intersection of Night Heron and Eastern Phoebe. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- 21. 140435:** Request by Chuck Birt, LGI Homes – Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 5A, generally located northwest of the intersection of Culebra Road and Gass Road. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- 23. 140514:** Request by Blake Yantis, Mosaic Land Development, LLC, for approval to subdivide a tract of land to establish Preserve at Research Enclave, generally located northeast of the intersection of Research Drive and Huebner Road. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Land Transaction(s)

- 24. SP 1838:** Request of a Resolution for a sanitary sewer easement authorizing Rimini Family Limited Partnership to use 3,235 square feet (.0743 of an acre) of a City-owned property located at 2803 Hunter Boulevard for a sanitary sewer easement within NCB 11186, in Council District 4, for a fee of \$12,000.00. (Jesse Quesada, Management Analyst, (210) 207-6971, jesse.quesada@sanantonio.gov, Office of EastPoint & Real Estate Services)

Commissioner Sherrill left the boardroom at 2:09 pm.

- 25. SP 1806:** Request of a Resolution authorizing the closure, vacate, and abandonment of an unimproved portion of a 15-foot wide alley Public Right of Way perpendicular to Higgins Road between Durham Drive and Stahl Road adjacent to NCB 15704, in Council District 10, as requested by I.P.L. Y Reduccion De Peso Inc., a Texas Corporation for a fee of \$4,950.00. (Jesse Quesada, Management Analyst, (210) 207-6971, jesse.quesada@sanantonio.gov, Office of EastPoint & Real Estate Services)

Commissioner Sherrill reentered the boardroom at 2:10 pm.

- 26.** A resolution to declare as surplus and authorize the disposition of 17 vacant parcels of real property owned by the Urban Renewal Agency for the City of San Antonio d/b/a Office of Urban Redevelopment San Antonio and San Antonio Affordable Housing, Inc., in City Council Districts 1, 2, 4, and 5. (Scott M. Price, Real Estate Manager, (210) 207-6357, scott.price@sanantonio.gov, Center City Development & Operations Department)

Comprehensive Master Plan Amendment(s)

- 28. PA 15027:** A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 25.678 acres of land out of NCB 10915, located at the Southeast corner of Southton Road and Shane Road from “Country Tier” to “Suburban Tier”. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 29. PA 15028:** A request by Brown & 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 2.536 acres of land being Lots 1 and 9 out of NCB 17729, located at 5711 FM 78, from “Parks Open Space and Light Industrial” to “Industrial”. Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

Vice Chairman Peck asked for a motion to approve items on the combined minus Item #22 and Item #27.

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

Commissioner McNair left the board room at 2:13 pm.

Commissioner Carson reentered the board room at 2:14 pm.

Individual Consideration(s)

Plat(s)

22. 140486: Request by Chad Nugent, Ladera I, LLC, for approval to vacate a tract of land out of Felder Ranch, Unit 1A Subdivision Plat 060632, generally located northwest of the intersection of Tortuga Verde and Verde Azul. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Larry Odis, Planner, presented item and recommended approval.

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

Commissioner McNair reentered the board room at 2:14 pm.

27. PA 15025: 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 16.63 acres of land out of NCB 18336 and NCB 35733 located at the Northwest corner of IH-10 West and Heuermann Road from “Suburban Tier” to “Regional Center”. Staff recommends disapproval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item and recommended denial.

James Griffin, representative, stated the purpose of this proposed amendment is to allow for a car dealership. He further stated they are in negotiating with The Dominion and Friends of Friedrich on restrictive covenants.

Motion: Commissioner Salazar to continue until April 8, 2015
Second: Commissioner Garcia
In Favor: Garcia, Salazar
Opposed: Peck, Rodriguez, Rinehart, Sherrill, Seaman, Carson, McNair
Motion Failed

2nd Motion

Motion: Commissioner Carson to approve
Second: Commissioner Seaman
In Favor: Peck, Rinehart, Seaman, Carson, McNair
Opposed: Rodriguez, Sherrill, Garcia, Salazar
Motion Passes

Approval of Minutes of March 11, 2015, Planning Commission Minutes.

Motion: Commissioner Seaman to approve minutes from March 11, 2015.
Second: Commissioner Rinehart
In Favor: Unanimous
Opposed: None
Motion Passes

Director's Report – None

Adjournment.

There being no further business, the meeting was adjourned at 2:49 p.m.

APPROVED

George Peck, Vice-Chairman

ATTEST:

John Jacks, Executive Secretary