



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

August 23, 2017

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 |

Marcello Martinez, Vice Chair | Christopher Garcia, Pro-Tem|

Jody R. Sherrill | Michael Garcia Jr | Casey Whittington |

June Kachtik | Kacy Cigarroa | Andrew Ozuna |

Ex-Officio Members

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: Peck, Martinez, M. Garcia, Sherrill, Cigarroa, Whittington, Kachtik, Ozuna, Rogers**
- **Absent : C. Garcia**
- Monica Shaw, 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

Matthew Ozuna, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 2 **160282:** Request by Amit Mehta, ACL Creek Ventures, LLC, for approval to replat and subdivide a tract of land to establish Clear Creek Subdivision, Unit 3 and 4, generally located southwest of Stahl Road and Higgins Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 3 **160306:** Request by Greg Martin, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Indian Springs Estates NW, U6 PUD Subdivision, generally located southeast of the intersection of Running Fawn Road and Seminole Wind Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 4 **160526:** Request by Paul Covey, Wurzbach 2016 LLC, for approval to replat a tract of land to 160320: Request by Sean Miller, Pulte Homes of Texas, LP, for approval to replat and subdivide a tract of land to establish Davis Ranch, Unit 1 Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 6 **160399:** Request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB – Louis Bauer – Phase I Subdivision, generally located south of the intersection of Inner Circle Drive and Challenger Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 7 **160480:** Request by Blake Harrington Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 49C Phase 3, PUD Subdivision, generally located northwest of the intersection of Wiseman Boulevard and loop 1604. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 8 **160495:** Request by Joseph C. Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Fischer Tract, Unit 1A Subdivision, generally located northwest of the intersection of Cibolo Vista and Evans Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 9 **160510:** Request by Joseph Hernandez, K.B. Home Lone Star, Inc., for approval to subdivide a tract of land to establish Sawyer Meadows-Unit 6 Subdivision, generally located northwest of the intersection of Impressive Way and Entitlement Way. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

- Item # 11 **160594:** Request by Shannon Birt, LGI Homes-Texas, for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 18 Subdivision, generally located southwest of the intersection of Wt Montgomery Road and Luckey River. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 12 **170003:** Request by Joey Guerra, GN Development Partners, LLC, for approval to subdivide a tract of land to establish Ackerman Gardens Subd., Unit 1 Subdivision, generally located northeast of the intersection of Binz-Engleman Road and Caddo Lake Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 13 **170048:** Request by Matthew Akerele, Authorized Agent for Truevine Estates, LLC, for approval to subdivide a tract of land to establish Truevine Braun Subdivision, generally located at the intersection of Kobort Canyon and Braun Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Time Extension

- Item # 15 **130353:** Request by Rajeev Puri, Stone Oak Hidden Canyon, L.L.C., 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 Hidden Canyon Subdivision, Unit 2 P.U.D, generally located southwest of Impala Trace and Sable Canyon. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Variance

- Item # 16 **TPV 17-018:** Variance Request by Mr. Rick Gray, P.E., for approval of a tree preservation variance request from Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.” Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 17 S.P. 1955 - Consideration of Resolution recommending the declaration as surplus and sale of a 0.156 acre (6,817 square feet) out of New City Block 12011, Block 3, Lot 19, located at 311 Shannon Lee in Council District 1, to C. Kenneth Parker. Staff recommends approval. (Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083, mary.fors@sanantonio.gov)

Item # 18 1975 - Consideration of a Resolution declaring 27 properties located in Council Districts 4, 5, 7, 8, and 10, as well as the City of San Antonio extraterritorial jurisdiction, Elmendorf, Texas, Somerset, Texas, Boerne Texas, and a tract adjacent to Trumbo Road in Atascosa County as surplus and authorizing their disposition by the San Antonio Water System. Staff recommends approval. (Jesse Quesada, Senior Management Analyst, (210) 207-6971, jesse.quesada@sanantonio.gov, Transportation & Capital Improvements Department)

Comprehensive Master Plan Amendments

Item # 19 **PLAN AMENDMENT CASE # 17065 (Council District 10):** A request by Chuck Christian for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, by changing the future land use from “Community Commercial” to “Regional Commercial” on Lot 1, Block 1, NCB 16862 and 2.558 acres of land out of NCB 16862, located at 10415 and 10427 Perrin Beitel Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017216 S)

Item # 20 **PLAN AMENDMENT CASE # 17066 (Council District 1):** A request by Hartman Properties, INC. for approval of a resolution to amend the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on 1.26 acres out of NCB 2870, located at 2734 North St. Mary’s Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017215)

Item # 24 **PLAN AMENDMENT CASE # 17070 (Council District 6):** A request by Brown and Ortiz, P.C. for approval of a resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" and "Regional Center" to "Regional Center" on 50.4 acres out of NCB 34400 and CB 4400, located in the 11000 Block of West Military Drive. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017234)

Motion

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

Motion: Commissioner Martinez motioned to approve all items on the combined agenda as presented with the exception of items 1, 5, 10, 14, 21, 22, and 23

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report:

- Monica Ramos, CoSA Assistant Budget Director, and Mike Frisbee P.E., CoSA Capital Improvements Director/City Engineer, presented the City of San Antonio’s FY 2018 Proposed Annual Operating and Capital Budget to the Planning Commission.
- Scheduled Planning Commission Special Meeting on August 30, 2017 at 12:00 p.m.

Individual Items

Chairman Peck recused himself from the Planning Commission meeting at 2:31 p.m.

- Item # 1 **160021:** Request by Arthur Zuniga, Babcock Road 165, Ltd., for approval to subdivide a tract of land to establish Weston Oaks Subd. Unit 6 (Enclave), generally located southwest of the intersection of Reid Ranch and Caldwell Ranch. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 5 **160324:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Valley Ranch Unit 2C Subdivision, generally located northeast of the intersection of Kallison Lane and F.M. 471. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 14 **170054:** Request by C. Edward Barron III, C.B. Fossil Springs, for approval to replat and subdivide a tract of land to establish Kallison Windgate Subdivision, generally located northwest of the intersection of Culebra Road and Kallison Bend. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented items # 1, 5, & 14 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Motion

Vice-Chair Martinez asked for a motion for items # 1, 5, & 14, as presented.

Motion: Commissioner Sherrill made a motion for Approval.

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Chairman Peck re-entered the Planning Commission meeting at 2:32 p.m.

Vice-Chair Martinez recused himself from the Planning Commission meeting at 2:32 p. m.

Item # 10 **160359:** Request by Chelsey L. Swann III, Milestone Potranco Development, LTD, for approval to subdivide a tract of land to establish Olson Subdivision, Unit 2, generally located southwest of the intersection of Emory Peak and Loop 1604. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 3 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 10, as presented.

Motion: Commissioner Sherrill made a motion for Approval.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Recused: Martinez

Motion Passed

Vice-Chair Martinez reentered the meeting at 2:33 pm.

Item # 21 **PLAN AMENDMENT CASE # 17067 (Council District 5):** A request by Roberto Alarcan for approval of a resolution to amend the Kelly/South San Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Business/Office Park" on Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523, located at 1320 Somerset Road. Staff recommends Denial. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017223)

Angela Cardona, Planner, presented item # 21 PA 17067 to the Planning Commission.

Staff stated 18 notices were mailed to property owners within 200 feet, 0 returned in favor, And 0 returned in opposition.

Roberto Alarcan, representative, stated the land use request is to allow a nice car sales lot on the property.

The following citizens appeared to speak:

Debra Reed, spoke in opposition.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 21, as presented.

Motion: Commissioner Ozuna made a motion for a continuance to September 13, 2017.

Second: Commissioner Rogers

In Favor: Martinez, M. Garcia, Cigarroa, Kachtik, Ozuna, Rogers

Opposed: Peck, Sherrill, Whittington

Motion Passed

Item # 22 **PLAN AMENDMENT CASE # 17068 (Council District 1):** A request by SATXEW, LLC, 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" to "Community Commercial" on Lots 5 and 6, Block 34, NCB 8471, located at 2734 N St Mary's Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107 daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017231)

Daniel Hazlett, Planner, presented item # 22 PA 17068 to the Planning Commission.

Staff stated 36 notices were mailed to property owners within 200 feet, 1 returned in favor, 4 returned in opposition, and the Los Angeles Heights Neighborhood Association is in favor. Staff also stated 3 notices in opposition were received from outside 200 feet. Staff read a letter of agreements and conditions from Peter G. Rodriguez, the Los Angeles Heights NA President.

Patrick Christensen, representative, stated the carwash purchased the vacant lot in the rear of the property to expand the business. He also stated he has worked with the community and the neighborhood association for agreements.

The following citizens appeared to speak:

Daniel Carrillo, spoke in opposition regarding wrong-way drivers and noise concerns.

Felipa Dominguez, spoke in favor.

Velia Alvarado, spoke in opposition.

Melisa Riley, World Wide Languages, translated for Velia Alvarado.

Jose Alvarado, spoke in opposition.

Melisa Riley, World Wide Languages, translated for Jose Alvarado.

Veronica Evans, spoke in opposition.

Chrissy McCain, District 1 Council Aide, stated the council district does not make any decisions until the council hearing.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 22, as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 23 **PLAN AMENDMENT CASE # 17069 (Council District 2):** A request by Decisive Capital Investments for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks/Open Space” and “High Density Residential” to “Heavy Industrial” on 2.887 acres out of NCB 10579, located in the 1000 Block of Creekview Drive. Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017230)

Erica Greene, Planner, presented item # 23 PA 17069 to the Planning Commission.

Staff stated 8 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and no response from the United Homeowners Neighborhood Association.

Patrick Christensen, representative, requested “I-1” and stated the future project is for an industrial plumbing business, he has also worked with the surrounding community.

The following citizens appeared to speak:

Sue Calberg, spoke neutral regarding the request.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 23, as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 25 Consideration and Action on Minutes from August 9, 2017

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

Adjournment

There being no further business, the meeting was adjourned at 3:21 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director