

City of San Antonio



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

June 14, 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, C. Garcia, M. Garcia, Whittington, Kachtik, Ozuna, Rogers**

- **Absent : Sherrill, Cigarroa**

- Soraya Stonely, World Wide Languages, translator was present.

- Citizens to be Heard

- Marlene Hawkins, Government Hill Neighborhood Alliance, spoke with concerns for the planned project. (Item #12)

- Rose Hill, Government Hill Neighborhood Alliance President, spoke in favor. (Item #12)

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

Martha Bernal, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 4 **160479:** Request by Blake Harrington, Plute Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 46C Phase 2, PUD Subdivision, generally located southwest of the intersection of Colbert Ferry and Del Webb Blvd. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 5 **160529:** Request by Bruce Cash, PDI Development Inc., for approval to subdivide a tract of land to establish Paloma Subdivision Unit 6, generally located southeast of the intersection of Interstate Highway 10 East and Weichold Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 6 **160557:** Request by Charlie Turner, K/T TX Holdings, LLC, for approval to replat a tract of land to establish Cypress (IDZ) Subdivision, generally located northwest of the intersection of Cypress Street and Lewis Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 7 **160560:** Request by Larry Parker, BBA Health Realty, LLC, for approval to subdivide a tract of land to establish Pearsall Health Subdivision, generally located north of Old Pearsall Road (FM 2536) and west of Loop 410. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 8 **160598:** Request by Bradley J. Stein, Forestar (USA) Real Estate Group, for approval to subdivide a tract of land to establish Monteverde Unit -2, Phase 2 (Enclave) Subdivision, generally located along the northeast intersection of Bulverde Road and north of TPC Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 9 **170122:** Request by Blake Harrington, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Vista Bella Unit 3, Enclave Subdivision, generally located west of the intersection of Vista Placera and Vista Bella. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 13 **PLAN AMENDMENT CASE # 17053 (Council District 2):** A request by Patrick W. Christensen 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 "Light Industrial" to "Mixed Use" on 7.556 acres out of NCB 10233, located at 215 Coca-Cola Place. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302 Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017164)

- Item # 14 **PLAN AMENDMENT CASE # 17054 (Council District 1):** A request by Brown and Ortiz, PC for approval of a resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” and “Community Commercial” to “Community Commercial” on Lot 42 and the South 62.5 Feet of Lots 14 through 18, Block 9, NCB 2802, located at 3910 McCullough Avenue. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017 Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017171)
- Item # 15 **PLAN AMENDMENT CASE # 17055 (Council District 9):** A request by Brown and Ortiz, PC for approval of a resolution to amend 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 from “Medium Density Residential” and “Community Commercial” to “Medium Density Residential” on Lots 22, 23, and 24, Block 3, NCB 11719, located at 11103, 11107, and 11111 Belair Drive. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017 Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017172)
- Item # 16 **PLAN AMENDMENT CASE # 17056 (Council District 10):** A request by Brown and Ortiz, PC for approval of a resolution to amend 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 from “Light Industrial” and “Business Park” to “Light Industrial” on 4.329 acres out of NCB 15678, located at the 12900-13000 Block of Wetmore Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876 Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017173)

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, 2, 3, 10, 11, 12.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Postponed/Withdrawn Items

- Item # 11 **PA17047** -Postponed

Chairman Peck recused himself from the Planning Commission meeting at 2:09pm.

Individual Items

Item # 1 **160018:** Request by Arthur Zuniga, Babcock Road 165, LTD., for approval to subdivide a tract of land to establish Weston Oaks Subdivision Unit - 2, generally located south of the intersection of Potranco Road and Talley Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Item # 2 **160020:** Request by Arthur Zuniga, Babcock Road 165, Ltd., for approval to replat and subdivide a tract of land to establish Weston Oaks Subdivision Unit 10 Subdivision, generally located southeast of the intersection of Potranco Road and Talley Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Martha Bernal, Planner, presented items #1 & #2 to the Planning Commission.

Applicants not present.

No citizens appeared to speak.

Motion

Vice-Chair Martinez asked for a motion for items #1 & #2, as presented.

Motion: Commissioner Sherrill made a motion for Approval.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Chairman Peck re-entered the Planning Commission meeting at 2:11pm.

Item # 3 **160065:** Request by James Lifshutz, Lifshutz Management, LLC, for approval to subdivide a tract of land to establish Hot Wells County Park Subdivision, generally located northwest of the intersection of South Presa Street and Wahrmund Court. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Martha Bernal, Planner, presented item # 3 to the Planning Commission.

Applicant not present.

The following citizens appeared to speak:

Richard Torres, concerned with the road being built.

Ray Torres, concerned with the road being built.

Brady Alexander, East-Pyron Symphony Lane & Hot Wells Neighborhood Associations President, stated the surrounding citizens have concerns with the land use change.

Motion

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

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Chairman Peck recused himself from the Planning Commission meeting at 2:22pm.

Item # 10 **17-00001:** Request by Joseph Hernandez, KB Homes, for approval of a Planned Unit Development to establish Madera Subdivision, generally located along southeast intersection of Stahl Road and Higgins Road. Staff recommends approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Staff requested a continuance on item # 10 for re-notification purposes to the property owners within 200 feet of the plan.

Applicant not present.

No citizens appeared to speak.

Motion

Vice-Chair Martinez asked for a motion for item # 10, as presented.

Motion: Commissioner Ozuna made a motion for a continuance to June 28, 2017.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Chairman Peck re-entered the Planning Commission meeting at 2:23 pm.

Item # 12 **PLAN AMENDMENT CASE # 17043 (Council District 2):** A request by Brown & Ortiz, PC for approval of a resolution to amend the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Public Institutional” and “Mixed Use” to “Mixed Use” on 13.633 acres out of NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, and NCB 1766, generally located along N. Alamo Street, Carson Street and Austin Street. Staff recommends Approval. (Nylih Acosta (210) 207-8302 Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017134)

Nylih Acosta, Planner, presented item # 12 PA 17043 to the Planning Commission.

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor, and 0 returned in opposition. No responses from the Government Hill Alliance and Downtown Residents Neighborhood Associations.

Daniel Ortiz, representative, explained the subject property is part of a larger rezoning project, however only this property needs the land use changed to Mixed-Use. He stated the surrounding properties are all designated Mixed-Use.

The following citizens appeared to speak:

Marlene Hawkins, Government Hill Neighborhood Alliance, spoke with concerns for the planned project.

Rose Hill, Government Hill Neighborhood Alliance President, spoke in favor.

Dane Sullivan, spoke in opposition.

The Planning Commissioners commented and discussed the presented case.

Motion

Chairman Peck asked for a motion for item # 12, as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 17 Consideration and Action on Minutes from May 24, 2017.

Motion

Motion: Commissioner Sherrill made a motion to approve the minutes as presented.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report

Adjournment

There being no further business, the meeting was adjourned at 2:37 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director