



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

September 13, 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,**
- **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

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

Plats

- Item # 1 **150571:** Request by Fred Ghavidel, Newleaf Homes, for approval to subdivide a tract of land to establish Horizon Pointe Subd., Unit 10C, generally located north of the intersection of Celestial Moon and Paria Canyon. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 2 **160013:** Request by George A. “Chip” Field, Cumberland Potranco Joint Venture, for approval to subdivide a tract of land to establish Stevens Ranch POD 26A1 Subdivision, generally located northwest of the intersection of Stevens Parkway and Potranco Road. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 3 **160285:** Request by John Jeffers, Crighton Development Co., for approval to subdivide a tract of land to establish Pecan Springs Ranch Unit 2 Subdivision, generally located north of the intersection of Toutant Beauregard Road and Anagua Springs Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 4 **160539:** Request by Hector Mendez, Mendez Group, LLC., for approval to subdivide a tract of land to establish Arcadia Plaza Subdivision, generally located east of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 5 **160584:** Request by Victor Andonie, MS410 Partners LLC, for approval to replat a tract of land to establish Museum Single Family IDZ Subdivision, generally located at the intersection of Carnahan Street and Catalpa Avenue. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 6 **160588:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval of a replat and subdivide a tract of land to establish Tribute Ranch Subdivision Unit 2, generally located northwest of the intersection of FM 1560 and Straight Tribute. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 7 **170094:** Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Alamo Ranch-Unit 16 Subdivision, generally located southwest of the intersection of Culebra Road and Roft Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

- Item # 8 **170440:** Request by Chelsey I. Swann, III, Milestone Potranco Development, Ltd., for approval to replat a tract of land to establish Grosenbacher Ranch Unit-1B Subdivision, generally located southeast of the intersection of Grosenbacher Road and Madrona Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 10 Resolutions recommending the authorization of a Joint Use Agreement and a Temporary Construction Easement between the City of San Antonio and the San Antonio River Authority (SARA) to construct a water line and lift station necessary for the San Pedro Creek Improvements Project (a collaborative effort between Bexar County and SARA), in Council District 1. (Pedro Alanis, Real Estate Administrator, (210) 207-3908, pedro.alanis@sanantonio.gov, Center City Development and Operations)

Comprehensive Master Plan Amendments

- Item # 12 **PLAN AMENDMENT CASE # 17071 (Council District 1):** A request by Gerardo and Florestela Santos for approval of a resolution to amend the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “Mixed Use” on 0.1315 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017236)
- Item # 13 **AN AMENDMENT CASE # 17072 (Council District 2):** A request by Donald R. Garrahan 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” to “Low Density Residential” on Lot 23, NCB 12175 located at 116 Holbrook Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017238)
- Item # 14 **PLAN AMENDMENT CASE # 17073 (Council District 2):** A request by Cesar A. Silva 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 “Medium Density Residential” and “Neighborhood Commercial” to “Community Commercial” on 0.1387 acres out of NCB 1205, located at 500 Block of Runnels Avenue. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017245)

Item # 15 **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 Sherrill motioned to approve all items on the combined agenda as presented with the exception of items 9, and 11.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Chairman Peck recused himself from the Planning Commission meeting at 2:03 p.m.

Item # 9 **17-00003:** Request by Continental Homes of Texas, L.P., for approval of a Planned Unit Development to establish Solana Ridge Unit 12R, PUD Subdivision, generally located northwest of the intersection of Ray Ellison Drive and Sol Trace. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Mercedes Rivas, Planner, presented item # 9 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Motion

Vice-Chair Martinez asked for a motion for item # 9, as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Chairman Peck re-entered the Planning Commission meeting at 2:06 p.m.

Item # 11 **(Continued from 8/23/17) 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)

Catherine Hernandez, DSD Administrator, stated a plan amendment would not be needed if the applicant requested to amend the zoning request.

Roberto Alarcan, applicant, stated he would like amend his zoning request and withdraw the Plan Amendment request.

No citizens appeared to speak.

NO ACTION NEEDED ON A WITHDRAWN PLAN AMENDMENT.

Approval of Minutes

Item # 16 Consideration and Action on Minutes from August 23, 2017.

Item # 17 Consideration and Action on the Minutes from August 30, 2017.

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

Director's Report:

- Discussion on the upcoming Holiday Schedule.

Adjournment

There being no further business, the meeting was adjourned at 2:09 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director