City of San Antonio

Planning Commission
Minutes

Development and Business Services
Center
1901 South Alamo

February 22, 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, Sherrill, M. Garcia, Cigarroa, Whittington, Kachtik, Ozuna**
- **Absent : None**

- Javier Roman, World Wide Translators, present.

- **Citizens to be Heard**

John Whitsett, spoke in regards to Google Fiber's requirements of presenting to the Planning Commission for any potential areas of service, and stated he previously sent a letter concerning Haskin Park.

Patrick Von Dohlen, spoke in favor of Mr. Whitsett, and stated Google Fiber is a public corporation and has destroyed the surround neighborhood of Haskin Park.

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

Jose Garcia, Planner, presented the combined hearing items to the Planning Commission.

Plats

Item # 1 **150246:** Request by M/I Homes of San Antonio, LLC c/o Derek Baker, for approval to replat and subdivide a tract of land to establish Canyon View Unit 2, PUD Subdivision, generally located east of Hardy Oak Boulevard and north of Stone Oak Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Item # 2 **150348:** Request by Clint Belew, SA Rental Group, for approval to subdivide a tract of land to establish Hackberry Modern IDZ Subdivision, generally located at the intersection of North Hackberry Street and Sherman Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Item # 3 **160109:** Request by Madev, LLC, for approval to subdivide a tract of land to establish Comanche Ridge Subdivision, generally located east of Toepperwein Road and north of Raintree Path. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernals@sanantonio.gov, Development Services Department)

Item # 4 **160339:** Request by Ken Rideout, Abilene Christian University, for approval to subdivide a tract of land to establish Oak Valley Apartments Subdivision, generally located northwest of the intersection of Interstate Highway 35 and Judson Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Item # 5 **170070:** Request by David Holmes, Santikos Nacogdoches East, LLC, for approval to subdivide a tract of land to establish NorthPoint Subdivision, generally located southeast of the intersection of Loop 1604 and Nacogdoches Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Time Extension

Item # 6 **140045:** Request by D. Scott Dye (agent), National Assisted Living, LLC, for approval of a three (3) year time extension for The Lodge at Leon Springs Subdivision, generally located southwest of the intersection of Interstate Highway 10 and Boerne Stage Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Annexation

Item # 7 A Public Hearing and Resolution recommending approval of an interlocal agreement between the City of San Antonio and the City of Converse regarding the operation and maintenance of a city park, and with the City of San Antonio releasing approximately 12 square miles (7,680 acres) from its Extraterritorial Jurisdiction (ETJ); and San Antonio releasing approximately 3.6 square miles (2,287 acres) from its corporate area to Converse in an area bounded by I.H. 35 on the north, the City limit line east of NE Loop 1604 on the east and I.H. 10 East on the South in Bexar County, Texas. (Bridgett White, Director, Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)

Item # 8 Public Hearing and Consideration of a resolution authorizing the release of Extraterritorial Jurisdiction from the City of San Antonio to the City of Converse of approximately 600 acres generally located northwest of the intersection of NE Loop 1604 and Interstate 10 East. (Bridgett White, Director, Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)

Comprehensive Master Plan Amendments

Item # 11 **PLAN AMENDMENT # 17019 (Council District 2):** A request by University Health System 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 "High Density Residential" to "Community Commercial" on Lots 1-16, Block 9, NCB 1206, located at 601 Runnels Avenue. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017062)

Item # 13 **PLAN AMENDMENT # 17023 (Council District 10):** A request by S.C.A.R. Inc, Frank Massey for approval of a resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Center" to "Specialized Center" on 4.99 acres out of Tract F, NCB 12117, located at 2953 East Loop 410. Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, Oscar.Aguilera@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017072)

Item # 14 **PLAN AMENDMENT # 17024 (Council District 8):** A request by Amin Guindi for approval of a resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use Center" to "Regional Commercial" on 13.949 acres out of NCB 15825, located in the 15300 Block of Vance Jackson Road. Staff recommends Approval. (Logan Sparrow, Principal Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017073

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 9, 10, & 12.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passed

The Planning Commissioners recessed into Executive Session from the Board Room into the Tobin Room at 2:14 pm.

No action being taken in the Executive Session, the Planning Commissioners reconvened back into the Planning Commission meeting at 2:35 pm

Individual Items

Item # 9 Public Hearing and Consideration of a resolution authorizing an agreement in lieu of annexation among the City of San Antonio and representatives of the US 281 North Residential Annexation Area, appointed by the Bexar County Commissioners Court. (Bridgett White, Director, Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)

Rudy Nino, Planning and Community Development, presented Item 9 to the Planning Commission with staff's recommendation for Approval.

The following citizens appeared to speak:

Rob Killen, representative, represented the leaders and community of the 281 North surrounding Neighborhood Associations and spoke in favor.

Motion

Chairman Peck asked for a motion for item # 9, as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 10 **(Continued from 01/25/17) PLAN AMENDMENT # 17014 (Council District 3):** A request by Brown & Ortiz, for approval of a resolution to amend the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low-Density Residential" to "Community Commercial" on 1.6142 acres out of NCB 3819 and NCB 3815 and to "Neighborhood Commercial" on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017049)

Nyliah Acosta, Planner, presented Item 10 PA 17014 to the Planning Commission with staff's recommendation for Approval. She stated 43 notices were mailed to property owners within 200 feet, 1 returned in opposition, 7 returned in favor, and the Highland Park Neighborhood Association is in opposition.

James Griffin, representative, state he met with the community, and requested a continuance to continue the communication with the community.

The following citizens appeared to speak:

Tom Wetzler, Highland Park Board Member, spoke in opposition.

Steven Moreno, waived time.

Bryan Hackrey, spoke in favor.

Motion

Chairman Peck asked for a motion for item # 10, PA 17014 as presented.

Motion: Commissioner C. Garcia made a motion for a continuance to March 8, 2017.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 12 **PLAN AMENDMENT # 17021 (Council District 2):** A request by Seda Consulting Engineers Inc, Salah Diab for approval of a resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Regional Commercial" on the South 337.6 feet of the West 142.7 feet of Lot 8, Block 1, NCB 10733, located at 4434 Lord Road. Staff recommends Denial. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017067)

Oscar Aguilera, Planner, presented Item 12 PA 17021 to the Planning Commission with staff's recommendation for Denial. He stated 24 notices were mailed to property owners within 200 feet, 2 returned in opposition, and 0 returned in favor. The Eastern Triangle Community Development Organization and the Hein-Orchard Neighborhood Association are in opposition. Staff stated a petition was submitted with 13 signatures in opposition from the Hein-Orchard Neighborhood Association.

Representative not present.

The following citizens appeared to speak:

Maria DelaGarza, Eastern Triangle Member, spoke in opposition

Larry Forbrich, Eastern Triangle Officer, spoke in opposition.

Motion

Chairman Peck asked for a motion for item # 12, PA 17021 as presented.

Motion: Commissioner Whittington made a motion for Denial.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Recused: Whittington

Motion Passed

Approval of Minutes

Item # 15 Consideration and Action on Minutes from February 8, 2017.

Motion

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

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report

- Financial Disclosure Reports are due by March 31, 2017.

Adjournment

There being no further business, the meeting was adjourned at 2:58 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director