City of San Antonio

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

February 14, 2018 **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
Casey Whittington, Vice Chair
Christopher Garcia, Pro-Tem

Jody R. Sherrill | Michael Garcia Jr | Marcello Martinez |
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, Whittington, C. Garcia, Martinez, M. Garcia, Cigarroa, Kachtik, Ozuna
- Absent : Sherrill

- Olga Valadez, 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

Mercedes Rivas, Planner, presented the combined hearing items to the Planning Commission.

Plats

Item # 1 **160229:** Request by Brian T. Woods, Northside Independent School District, for approval to replat and subdivide a tract of land to establish NISD Athletic Complex Subdivision, generally located northeast of the intersection of Culebra Road and NW Loop 410. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

Item # 2 **160343:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Redbird Ranch Unit 7D Subdivision, generally located northwest of the intersection of Reeves Loop and Hollimon Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Item # 3 **160448:** Request by John Theissen, Theissen Family Ltd. Ptnrshp., for approval to replat and subdivide a tract of land to establish Wrench A Part Subdivision, generally located southeast of the intersection of IH-10 Frontage Road and Ackerman Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Item # 4 **170027:** Request by Tom Yantis, SA Corduroy, LLC, for approval to subdivide a tract of land to establish Carmen Heights (P.U.D.) Subdivision, generally located southeast of the intersection of Huebner Road and Vance Jackson Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Item # 5 **170134:** Request by Darrell Glasscock, for approval to replat a tract of land to establish Our Lady of the Lake University Addition Subdivision, generally located southwest of the intersection of West Commerce Street and South West 24th Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Item # 6 **170215:** Request by Blake E. Harrington, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Arcadia Ridge, Phase 1, Unit 5C-3 Subdivision, generally located southwest of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Item # 7 **170242:** Request by Jeremy Flach, Meritage Homes of Texas, LLC., for approval to replat and subdivide a tract of land to establish Westpointe East, Unit 33 Phase 2 Subdivision, generally located northeast of Talley Road and Earl Roberts Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Item # 8 **170431:** Request by Chad Nugent, Ladera I, LLC, for approval to subdivide a tract of land to establish Highpoint Unit 2A Subdivision, generally located northwest of the intersection of Ladera Hills and W. Grosenbacher Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Item # 9 **170480:** Request by Chelsea I. Swann, III, Milestone Potranco Development, LTD., for approval to subdivide a tract of land to establish Grosenbacher Ranch Unit-2 Subdivision, generally located southeast of the intersection of Yellow Birch and Madrona. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Item # 10 **170492:** Request by Adrian Garcia, SJPLVC, LLC, for approval to subdivide a tract of land to establish EIM Lavaca-IDZ Subdivision, generally located southwest of the intersection of Barrera Street and Labor Street. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Item # 11 **170511:** Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Rosillo Creek Unit 1 Subdivision, generally located northwest of the intersection of Saint Hedwig Road and North Foster Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Item # 12 **170524:** Request by Jay Patterson, Southerland Canyons, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 1, Unit 5 PUD Subdivision, generally located southwest of the intersection of Remington Park and Kendall Canyon. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Item # 13 **170570:** Request by David Robertson, R3 Developments, LLC, for approval to subdivide a tract of land to establish 7 Stones on Clay, IDZ Subdivision, generally located northeast of S. Flores Street and Clay Street. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Item # 14 **170585:** Request by Joe C. Hernandez, KB Home, for approval to replat and subdivide a tract of land to establish Sinclair Subdivision, generally located south of the intersection of Sinclair Road and Lakeland Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Time Extensions

Item # 15 **130392:** Request by Roberto Kenigstein, GKH Development, Ltd., 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 Dominion Unit 13-B Planned Unit Development Subdivision, generally located southwest of the intersection of Aue Road and Dominion Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Item # 16 **130443:** Request by Rajeev Puri, Highlands Dominion, 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 Avila at the Dominion Unit 2 Planned Unit Development, generally located north of the intersection of Brenthurst and Reserva Avila. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Item # 17 **130444:** Request by Rajeev Puri, The Panhandle at Brenthurst, LLC., 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 Brenthurst at the Dominion Phase 2 Planned Unit Development Subdivision, generally located northeast of the intersection of Brenthurst Lane and Via Aragon Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Land Transactions

Item # 18 **S.P. No. 1522**: A Resolution to declare as surplus 0.092 acres of unimproved City owned land located in NCB 12574 near Broadway Street and Tesoro Drive in Council District 10 and authorizing its sale to North East Independent School District. Staff recommends approval. [Martha Almeria, Management Analyst, Transportation & Capital Improvements, martha.almeria@sanantonio.gov]

Item # 19 A Resolution recommending declaring a 0.036 of an acre (1,568 square feet) tract of unimproved land located in CB 4024, Block 115, Lots 14, 15 and 16 (111 Viesca, Alamo Heights, Texas) as surplus and authorizing its sale to William H. and Jennifer B. Wood. Staff recommends approval. (Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083)

Item # 20 A Resolution recommending the dedication of a 0.05 of an acre (2,164 square feet) 2-part pedestrian easement located in New City Block 139, Lot 15, consisting of Part 1 - 0.039 of an acre on Pecan Street; and Part 2 - 0.011 of an acre on Soledad Street, as requested by the Weston Centre in Council District 1. Staff recommends approval. (Mary L. Fors, TCI, Sr. Real Estate Specialist, (210) 207-4083, mary.fors@sanantonio.gov).

Annexation

Item # 21 Public Hearing and consideration of a Second Amendment to the "Agreement for Services in lieu of Annexation between the City of San Antonio and the Property Owners [Cumberland Potranco Joint Venture, Cumberland 211, Ltd., KD CIRI I, L.L.C., CIRI Land Development Company and Cumberland 90, Ltd.] of the Westside 211 Special Improvement District located in the City's extraterritorial jurisdiction. This Second Amendment extends the term of the agreement by ten years from 2007 to December 30, 2052. Staff recommends approval. [Priscilla Rosales-Pina, Planning Manager, Planning Department, Priscilla.Rosales-Pina@sanantonio.gov, (210) 207-7839]

Comprehensive Master Plan Amendments

Item # 23 **(Continued from 01/24/18) PLAN AMENDMENT CASE # 18020 (Council District 10):** A request by Brown & Ortiz for approval of a resolution to amend the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Mixed Use" on Lot 9 and 0.0012 acres out of Lot 10, NCB 11886, located at 237 and 241 East Sunset Road. Staff recommends Denial. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018071)

Item # 25 **PLAN AMENDMENT CASE # 18022 (Council District 3):** A request by Gabriel Hausauer 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 "High Density Residential" to "Community Commercial" on Lot 19, Block 2, NCB 11950, located at 2215 Goliad Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018083)

Item # 28 **PLAN AMENDMENT CASE # 18025 (Council District 2):** A request by Stephen Stokinger for approval of a resolution to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks and Open Space" and "Low Density Residential" to "Industrial" on Lot 13, CB 5083, NCB 18225, located at 4579 North Graytown Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018093)

Item # 29 **PLAN AMENDMENT CASE # 18026 (Council District 2):** A request by Fernando De Leon 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 "Neighborhood Commercial" to "Community Commercial" on Lot 2, Block 1, NCB 10751, located at 2015 Rigsby Avenue. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018080 CD)

Motion

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

Motion: Commissioner C. Garcia motioned to approve all items on the combined agenda as presented with the exception of items 22, 24, 26, and 27.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Item # 22 **(Continued from 01/10/18) PLAN AMENDMENT CASE # 18013 (Council District 3):** A request by Michael Arch 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 "Medium Density Residential" to "Community Commercial" on Lot 2 and the east 55 feet of Lot 1, Block 13, NCB 10139, located at 422 Pennystone Avenue. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018051)

Kayla Leal, Planner, presented item # 22 PA 18013 to the Planning Commission.

Staff mailed 22 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and the Highland Hills Neighborhood Association is in opposition.

Mike Arch, representative, requested a continuance.

No citizens appeared to speak.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 22 PA 18013, as presented.

Motion: Commissioner Martinez made a motion for a continuance to March 14, 2018.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 24 **PLAN AMENDMENT CASE # 18021 (Council District 5):** A request by Patricia Villarreal 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 "Regional Commercial" on the North 223.1 feet of Lot 1 and the North 223.1 feet of Lot 2, save and except the East 60 feet of the North 117 feet, Block 3, NCB 6777, located at 1102 Cupples Road. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case # Z2018079)

Daniel Hazlett, Planner, presented item # 24 PA 18021 to the Planning Commission.

Staff mailed 16 notices to the surrounding property owners, 1 returned in favor, 2 returned in opposition, and no response from the Thompson Neighborhood Association.

Patricia Villarreal, representative, amended the request to "Community Commercial".

No citizens appeared to speak.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 24 PA 18021, as presented.

Motion: Commissioner Martinez made a motion to recommend Approval as amended to "Community Commercial".

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 26 **PLAN AMENDMENT CASE # 18023 (Council District 3):** A request by Brown and Ortiz, PC for approval of a resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" and "Agribusiness/RIMSE Tier" to "Suburban Tier" on Lot P-1B and Lot P-2B, Block 1 and Block 2, NCB 16624, located at 13770 Southton Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018086)

Kayla Leal, Planner, presented item # 26 PA 18023 to the Planning Commission.

Staff mailed 30 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Caroline McDonald, representative, stated the request will make the land use consistent on this tract of land.

No citizens appeared to speak.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 26 PA 18023, as presented.

Motion: Commissioner Martinez made a motion to recommend Approval.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 27 **PLAN AMENDMENT CASE # 18024 (Council District 8):** A request by Kaufman and Killen, Inc 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 "Country Tier" to "Suburban Tier" on 5.434 acres out of NCB 35936, located at 6185 Camp Bullis Road. Staff recommends Approval. (Associated Zoning Case Z2018092)

Daniel Hazlett, Planner, presented item # 27 PA 18024 to the Planning Commission.

Staff mailed 12 notices to the surrounding property owners, 1 returned in favor, and 1 returned in opposition. Staff received 4 notices in opposition outside of the 200 feet notification radius.

Ashley Farrimond, representative, requested a continuance to meet with the community.

The following citizens appeared to speak:

Rachel Belinsky, requested a continuance.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 27 PA 18024, as presented.

Motion: Commissioner Martinez made a motion for a continuance to February 28, 2018.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # Consideration and Action on the Minutes from January 24, 2018.

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

Director's Report:

- Commissioner Compensation Process
- STR Ordinance update

Adjournment

There being no further business, the meeting was adjourned at 2:25 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director