

City of San Antonio



Planning Commission Minutes

Development and Business Services Center
1901 South Alamo

Wednesday, January 13, 2016

2:00 PM

1901 S. Alamo

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

Marcello Diego Martinez, Chair |
George Peck, Vice Chair | Andrea Rodriguez, Chair Pro Tem |
Jody R. Sherrill | Angela Rinehart | Michael Garcia Jr. |
George McNair | Jason Koehne | Bradley Carson |

Ex-Officio Members

William Shaw, 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: Martinez, Peck, Rodriguez, Sherrill, Garcia, McNair, Carson, Koehne,
Shaw, Rogers

Absent: Rinehart

- Citizens to be Heard – No 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.

Chairman Martinez stated Item 17, Plat 150532 and Item 21, Consideration of a Resolution recommending City Council approval of a reciprocal exchange have been pulled; therefore, these items will not be considered.

Combined Items

Jose Garcia, planner, presented items.

Plat(s)

2. **140147:** A request by Darren B. Casey, Rockport Family Partnership, Ltd. for approval to subdivide a tract of land to establish O'Connor Business Park One Subdivision, generally located southeast of the intersection of Wurzbach Parkway and Crosswinds Way. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
3. **140197:** A request by Melissa Youngblood, One KR Venture, L.P., for approval to subdivide a tract of land to establish Kallison Ranch Phase 1, Unit 4B Subdivision, generally located north of Culebra Road and east of Wind Gate Pkwy. Staff recommends approval. (Martha E. Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
4. **140232:** A request by Jay A. Hanna, WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westcreek Oaks, Unit 6 Subdivision, generally located on the southwest of Wiseman Blvd. and Cottonwood Way. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
5. **140325:** A request by John Strybos, Alamo Colleges, for approval to replat and subdivide a tract of land to establish St. Philips College Unit 4 Subdivision, generally located northwest of the intersection of Walters Road and Martin Luther Kind Drive. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
6. **140414:** A request by Joseph C. Hernandez, for approval to replat and subdivide a tract of land to establish Windcrest Heights U-IV Subdivision, generally located north of the intersection of Crestway Road and Wind Crown. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
8. **150069:** A request by John Cork, CW-Westpointe, LLC, for approval to subdivide a tract of land to establish Westpointe East Unit-22S, generally located southeast of the intersection of Cotton Wood Way and Sage Run. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
9. **150071:** A request by Satheesh Mammen, Nissi Land Holdings, Ltd., for approval to subdivide a tract of land to establish Nissi Land Subdivision, generally located southwest of the intersection of Canyon Golf Road and Bluewater Way. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
10. **150201:** A request by Joseph Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Sawyer Meadows Unit 3, generally located west of the intersection of Sawyer Valley and Forecast Drive. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

11. **150214:** A request by Jay A. Hanna, WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit-22E Subdivision, generally located on the southwest of Wiseman Blvd. and Cottonwood Way. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
12. **150229:** A request by Brian Parro, Twister 5490, LLC, for approval to subdivide a tract of land to establish Cypress Commercial Shaenfield, generally located at the intersection of Galm Road and FM 1650. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
13. **150281:** A request by John Cork, CW-Westpointe, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit-22R Subdivision, generally located on the southwest of Wiseman Blvd. and Cottonwood Way. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
14. **150399:** A request by Charles Marsh, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch, Unit 50C, PH2, generally located west of the intersection of Rocky Mine and Limestone Way. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
15. **150478:** A request by Kevin Clark, Clark Realty & Associates, for approval to replat a tract of land to establish Fertile Valley Farms III Subdivision, generally located southwest Santa Gertrudis Street and Anacacho Street. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
16. **150491:** A request by Kevin Clark, Clark Realty & Associates, for approval to replat a tract of land to establish Fertile Valley Farms 1 Subdivision, generally located at the northeast corner of Higgins Road and Viewcrest. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
18. **160073:** A request by Paul Garcia, VillaGarcia Investments, LLC, Plat Deferral for temporary utility service prior to plat approval and recordation of the Santos and Santos Subdivision, generally located at the west of the intersection of South Alamo Street and South Flores Street. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
19. **160084:** A request by Ralph T. Munoz and Elisabeth Y. Munoz, for approval to replat a tract of land to establish Wildwood Unit 8 BSL, generally located southwest of the intersection of Stonefruit Drive and Thatch Drive. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Land Transaction(s)

20. A resolution to declare as surplus a 0.062 acres of unimproved City owned land located at 501 South Main Avenue in Council District 1 and authorizing sale to 501 S Main St Ltd. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements)

Comprehensive Master Plan Amendment(s)

- 22. PLAN AMENDMENT # 16006 (Council District 3):** A request by Emil Moncivais for Brooks Development Authority, for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 230.502 acres of land out of NCB 10879 and NCB 10921 located near the intersection of Goliad Road and Lyster Road from "Regional Commercial" to "Light Industrial." Staff recommends approval. (Mary Morales-Gonzales, Planner (210) 207-5550, MM97255@sanantonio.gov, Development Services Department)
- 24. PLAN AMENDMENT # 16011 (Council District 5):** A request by Jonathan D. Fischer for approval of a resolution to amend the future land use plan contained in the Downtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 2, Block 3, NCB 2232 located at 1618 West Martin Street from "Low Density Residential" to "Low Density Mixed Use." Staff recommends approval. (Mary Morales-Gonzales, Planner (210) 207-5550, MM97255@sanantonio.gov, Development Services Department)
- 25. PLAN AMENDMENT # 16012 (Council District 10):** A request by Brown & Ortiz, P.C. (c/o Daniel Ortiz), for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 15.081 acres of land out of NCB 34963 located at 5425 North Loop 1604 East from "Mixed Use Center" to "Regional Center." Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)
- 26. PLAN AMENDMENT # 16013 (Council District 3):** A request by KB Home Lone Star Acquisitions, Inc. for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 10.4512 acres of land out of NCB 12509 located at Southeast Loop 410 and Walhalla Avenue from "Community Commercial" to "Medium Density Residential." Staff recommends approval. (Mary Morales-Gonzales, Planner (210) 207-5550, MM97255@sanantonio.gov, Development Services Department)
- 28. PLAN AMENDMENT #16016 (Council District 6):** A request by Kaufmann & Killen (c/o Ashley Farrimond), for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 6.860 acres of land out of NCB 17873, located at 8777 Marbach Road from "Natural Tier" to "Suburban Tier." Staff recommends approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov, Development Services Department)
- 30. PLAN AMENDMENT # 16018 (Council District 6):** A request by Stephen S. Lin, P.E. (Big Red Dog Engineering), for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 5.540 acres of land out of NCB 15329 located at the southwest corner of the Richland Hills Drive and Ingram Road intersection from "Regional Center" to "Mixed Use Center." Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

- 31. PLAN AMENDMENT #16019 (Council District 1):** A request by Carl Morgan, for approval of a resolution to amend the future land use plan contained in the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.1664 acres of land out of NCB 2020 located at 425 Cincinnati Avenue from “Low Density Residential” to “Neighborhood Commercial.” Staff recommends approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov, Development Services Department)

Chairman Martinez asked for a motion for items as presented.

Motion: Commissioner Peck to approve all items on the combined hearing as presented.
 Second: Commissioner Garcia
 In Favor: Unanimous
 Opposed: None

Motion Passes

Individual Consideration

Planned Unit Development

- 1. PUD 15-00014:** A request by Oscar Dominguez, Armadillo Construction Company LTD., for approval of a Planned Unit Development to establish Escalera PUD, generally located on the southeast of Stahl Road and Ross Oak. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
- 7. 140533:** A request by Jeffrey Czar, Jr., Armadillo Construction Company, Ltd., for approval to replat and subdivide a tract of land to establish Escalera Subdivision, PUD Subdivision, generally located southeast of the intersection of Stahl Road and Rocky Creek. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Buck Benson, representative, stated they would be developing 93 homes on the subject property. He stated they have met with the surrounding neighbors who are in support however expressed drainage concerns. He further stated they are working and will continue working with the neighbors to address their concerns.

Paul Denham, engineer for project, stated he will be working with Mr. Benson and the surrounding neighbors to address their drainage concerns.

Jeanmarie Traversi, stated they have drainage concerns and are working with the applicant/engineer on addressing this issue.

Jasmym Graybill, stated there is currently a drainage issue that has negatively impacted her property and would like this issue resolved prior to any development.

Motion for Item #1

Motion: Commissioner Peck to approve item as presented.
 Second: Commissioner McNair
 In Favor: Unanimous
 Opposed: None

Motion Passes

Motion for Item #7

Motion: Commissioner Peck to approve item as presented.
 Second: Commissioner McNair
 In Favor: Unanimous
 Opposed: None

Motion Passes

23. PLAN AMENDMENT # 16010 (Council District 9): A request by Kaufman & Killen, Inc. (Ashley Farrimond), for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 10.673 acres of land out of NCB 18218 generally located in the 23000 Block of North U.S. Highway 281 from "Suburban Tier" to "General Urban Tier." Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)

27. PLAN AMENDMENT #16014 (Council District 2): A request by Kaufmann & Killen (Ashley Farrimond), for approval of a resolution to amend the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 96.23 acres of land out of NCB 12886, located at 1178, 1520, & 1542 SE Loop 410 from "Community Commercial," "Urban Living," "Parks/Open Space" and "Agricultural" to "Industrial." Staff recommends approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

Catherine Hernandez, Planning Manger, presented both items. She stated the applicant is requesting a two week continuance on both items.

Motion: Commissioner Garcia to continue until January 27, 2016
 Second: Commissioner Sherrill
 In Favor: Unanimous
 Opposed: None

Motion Passes

Chairman Martinez stated he would be recusing himself from this case and handed the meeting to Vice Chair Peck.

29. PLAN AMENDMENT #16017 (Council District 8): A request by Patrick Christensen, for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 2.274 acres of land out of NCB 34725 located at 6912 Camp Bullis Road from “Suburban Tier” to “Mixed Use Center.” Staff recommends approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

Erica Green, Planner, presented item.

Patrick Christensen, representative, stated he would like a two week continuance to address the surrounding neighbors concerns.

Judy Jordan, spoke in opposition.

Vincenzo Gustino, spoke in opposition.

Warren Connor, spoke in opposition.

Motion: Commissioner McNair to recommend a continuance until January 27, 2016
Second: Commissioner Shaw
In Favor: Unanimous
Opposed: None

Motion Passes

Chairman Martinez returned to the boardroom.

Approval of Minutes

32. Consideration and Action on Minutes from December 16, 2015.

Motion: Commissioner Carson to approve minutes as presented
Second: Commissioner McNair
In Favor: Unanimous
Opposed: None

Motion Passes

Director's Report – No report at this time.

Adjournment.

There being no further business, the meeting was adjourned at 2:43 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

Melissa Ramirez, Executive Secretary