

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, June 24, 2015

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 | Aaron Seaman | Bradley Carson |

Ex-Officio Members

Orlando Salazar, Chair Zoning Commission | Andrew Ozuna, 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, Rodriguez, Rinehart, Sherrill, Peck, McNair, Carson

Absent: Garcia, Seaman

-Citizens to be Heard – None

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

Chairman Martinez stated Item #17 PA 15056 has been withdrawn as per the applicant's request.

Andrew Martinez, planner presented items.

Plat(s)

1. **130545:** Request by Bill Sadler, S&K Development Company, Inc., for approval to subdivide a tract of land to establish Freedom Hills Unit-2A Subdivision, generally located north of the intersection of Freedom Ridge and Walnut Valley Drive. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
2. **130557:** Request by Gordon Hartman, Daphne Development, LLC, for approval to subdivide a tract of land to establish Waterford Park Unit 1A Subdivision, generally located south of the intersection of Culebra Road and Old FM 471. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
3. **140094:** Request by Lloyd A. Denton, Jr., SA Willis Ranch Unit 3, Ltd., for approval to subdivide a tract of land to establish Willis Ranch, U-3A/4A/5A (Enclave), generally located west of the intersection of Bulverde Road and E. Borgfeld Drive. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
4. **140409:** Request by Jack Lipar, Luckey Ranch Partners, LLC, for approval to subdivide a tract of land to establish Luckey Ranch Unit 25 Subdivision, generally located southeast of the intersection of Luckey River and W.T. Montgomery Road. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
5. **150218:** Request by Douglas M. Miller, Big Diamond, LLC, for approval to replat and subdivide a tract of land to establish Corner Store 1087 Subdivision, generally located south of the intersection of Stahl Road and O'Connor Road. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
6. **150242:** Request by Joseph Hernandez, KB Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish Southton Village Unit 5 Subdivision, generally located east of the intersection of Stetson Run and Stetson Way. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Plat Deferral(s)

7. **150060:** Request to authorize the termination of electric service and revoking building permits pending plat approval and recording of the Green Mountain Unit 11 & 12 Subdivision, generally located southwest of the intersection of N. Loop 1604 E and N Green Mountain Road. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264 juanita.romero@sanantonio.gov, Development Services Department)

8. **150313:** Request by Hunter Barrier, Ryan Companies US, Inc., for approval of a temporary utility service and building permits prior to plat approval and recordation of the Alamo Downs Industrial Subdivision, generally located at the intersection of Culebra Road and Alamo Downs. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
9. **150324:** Request by Manuel M and Yolanda C Mendoza, for approval of a temporary utility service and building permits prior to plat approval and recordation of the East Park Ave Subdivision, generally located northeast of the intersection of McCullough and E Park Avenue. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Variance(s)

10. **FPV 15-005:** A request by Pape-Dawson, for approval of a Floodplain Variance for the construction of (2) 6'x3' MBC within the 1% AC flood hazard area prior to the FEMA approved CLOMR. Construction is for a proposed Starbucks at 5506 De Zavala Rd AP# M2008117. Staff recommends approval. (Lee Muniz, Sr. Engineering Associate, (210) 207-0096, lee.muniz@sanantonio.gov, Transportation and Capital Improvements)
11. **TPV# 15-008:** Request by Mr. Trey Dawson of Pape-Dawson Engineers, on behalf of WPE Ventures, LLC, for Plat 150069 Westpointe East Unit 22S and Plat 1500281 Westpointe East Unit 22R for approval of a variance request from the Unified Development Code 35-523(h). The project will remove residential lots out of the floodplain. Staff recommends approval (Mark C Bird, City Arborist, 210.207.0278, mark.bird@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendment(s)

13. **PA 15026:** A request by Brown & Ortiz, P. C., 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 approximately 14.152 acres of land out of NCB 35733 located in the 7000-7100 Block of Oak Drive from "Suburban Tier" to "General Urban Tier". Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
14. **PA 15053:** A request by Brown and Ortiz P.C., 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 approximately 0.658 acres of land comprised of portions of lots 9, 10 and 901, Block 3, NCB 16390, located at the 7900 Block of Calle Rialto, from "Suburban Tier" to "General Urban Tier". Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

18. **PA 15057:** A request by Jaime Israel Trejo Rojas, for approval of a resolution to amend the future land use plan contained in the North Sector Plan (2010), a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately Lot 24 in NCB 11624 located at 7547 Mockingbird Lane from “Mixed Use Center” to “General Urban Tier”. Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

Chairman Martinez asked for a motion to approve items as presented.

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

Individual Consideration

Commissioner Rodriguez left the boardroom for recusal purposes.

12. **A.** A resolution approving the declaration of City owned real property interests located along or near the existing San Pedro Creek as surplus and authorizing conveyance to the San Antonio River Authority. The properties are located in City Council District 1 and generally described as approximately 0.320 acres at 303 West Houston Street, 0.305 acres at 302 West Houston Street, 0.693 acres at 506 Dolorosa, 0.636 acres at 214 West Nueva, 0.102 acres at 201 West Cesar Chavez Boulevard, 0.619 acres at 834 South Laredo Street, 836 South Laredo Street, 147 Guadalupe Street, 149 Guadalupe Street, and 151 Guadalupe Street, 0.469 acres at 150 Guadalupe Street and 900 South Laredo Street, and 0.064 acres at 1901 South Alamo.

B. A resolution approving the declaration of City owned real property interests located along or near the existing San Pedro Creek as surplus and authorizing conveyance to the San Antonio River Authority. The properties are located in City Council District 1 and generally described as approximately 0.013 acres and 0.127 acres abutting 600 North Santa Rosa Street, 0.373 acres abutting 500 North Santa Rosa Street, 0.052 acres abutting 343 West Houston Street, 0.016 acres abutting 426 South Santa Rosa Street, 0.088 acres abutting 301 South Flores Street, 0.017 acres abutting 319 South Flores Street, and 0.022 acres abutting 331 South Flores Street. Staff recommends approval. (Ryan Kuhl, Real Estate Manager, (210) 207-4081, ryan.kuhl@sanantonio.gov, Center City Development & Operations Department)

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

Commissioner Rodriguez returned to the boardroom.

15. **PA 15054:** A request by Roger R. Jimenez, for approval of a resolution to amend the future land use plan contained in the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1675 acres of land being lot 1, Block 3, NCB 10024, located at 273 Redrock Street, from “Low Density Residential” to “Neighborhood Commercial”. Staff recommends denial. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

Oscar Aguilera, Planner, presented item and recommended denial.

Roger Jimenez, representative, stated the purpose of this request is to allow for a pizza to go parlor on the subject property. He stated he has not met with the neighborhood association as they have not contacted him to invite him to their neighborhood meeting.

Lisa Talley, President of North Central Neighborhood Association, stated they are in opposition of the proposed amendment. They expressed concerns with commercial encroachment, drainage and traffic issues.

Motion: Commissioner Peck to follow staff's recommendation of denial.
 Second: Commissioner Sherrill
 In Favor: Unanimous
 Opposed: None
 Motion Passes

16. **PA 15055:** A request by TIHC Corp, for approval of a resolution to amend the future land use plan contained in the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.180 acres of land being a portion of lot 17, NCB 568, located at 532 Dawson Street and 417 North Mesquite Street, from “Low Density Residential” to “Low Density Mixed Use”. Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

Oscar Aguilera, Planner, presented item and stated the applicant contacted him requesting a continuance as he was unable to attend the public hearing.

Bryan Dillard, spoke in opposition.

Dee Smith, spoke in opposition.

Motion: Commissioner Carson to continue until July 8, 2015.
 Second: Commissioner Rodriguez
 In Favor: Unanimous
 Opposed: None
 Motion Passes

19. **Approval of Minutes**

Consideration and action on June 10, 2015 Planning Commission minutes.

Motion: Commissioner Peck to approve minutes as presented
Second: Commissioner Rinehart
In Favor: Unanimous
Opposed: None
Motion Passes

Director's Report – Melissa Ramirez, Policy Administrator, briefed commissioner on upcoming UDC Amendment Meetings.

Adjournment.

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

APPROVED

A handwritten signature in black ink, appearing to be "M. Martinez", with a horizontal line extending to the right.

Marcello D. Martinez, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to be "J. Jacks", with a large loop at the end.

John Jacks, Executive Secretary