

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

January 24, 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 |

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, C. Garcia, M. Garcia, Cigarroa, Whittington, Kachtik, Ozuna

- Absent : Martinez, Sherrill

- German Perez, 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 **160211:** Request by Gonzalo A. Trujillo, Iglesia Evangelica Cristiana Espiritual, for approval to replat a tract of land to establish SA Evangelica Cristiana Replat, generally located north of the intersection of US Highway 90 and Loop 410. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 2 **160440:** Request by Jay Hanna, HM Leonard Development, Inc, for approval to replat and subdivide a tract of land to establish Balcones Creek Ranch Unit 9, Enclave Subdivision, generally located southeast of the intersection of Benedikt Path and Raechel Lane. Staff recommends Approval.(Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3 **170206:** Request by Ralph P. Martinez, for approval to replat a tract of land to establish Anacacho Subdivision, generally located northeast of the intersection of Ayrshire Drive and Anacacho Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 4 **170238:** Request by Joey Guerra Jr., HPSA Land Partners, LLC., for approval to subdivide a tract of land to establish Horizon Pointe Unit Subdivision, generally located northeast of the intersection of Woodlake Parkway and Interstate Highway 10. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 5 **170263:** Request by David C Frye, San Antonio 2017, LLC. For approval to replat and subdivide a tract of land to establish Westlakes Unit 19 Subdivision, generally located along the northeast intersection of Ingram Road and Waters Edge Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 6 **170366:** Request by Brian Otto, Meritage Homes of Texas, LLC., for approval to subdivide a tract of land to establish Harlach Farms Subdivision, Unit 1, generally located northeast of the intersection of U.S. Highway 90 and Grosenbacher Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 7 **170454:** Request by Chad Nugent, Escondido North, LLC, for approval to replat a tract of land to establish Escondido North Unit 5A Subdivision, generally located northeast of the intersection of Binz-Engleman Road and Texas Palm Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 8 A Resolution recommending the release of three city drainage easements being 0.05 of an acre, 0.02 of an acre and 0.12 of an acre located in New City Block 15228 along Ray Ellison Boulevard located in Council District 4 for a fee of \$13,972.56 as requested by HDC Freedom Hills LLC. (Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083)
- Item # 9 Consideration of a resolution recommending the authorization of two temporary construction easements between the City of San Antonio and the San Antonio River Authority (SARA) for the use of an approximately 0.125 acre tract and an approximately 0.618 acre tract of City-owned property, both of which are generally adjacent to San Pedro Creek between Nueva Street and Dolorosa Street, in order to facilitate the completion of Phase I of the San Pedro Creek Improvement Project.

Variances/ Time Extension

- Item # 10 **130227:** Request by Ty Thaggard, M2G Stone Oak, Ltd., for approval of a three (3) year time extension in accordance with Section 35-403(f) (2) of the City of San Antonio's Unified Development Code (UDC), for M2G Stone Oak Subdivision generally located west of the intersection of US Hwy 281 and Encino Commons. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 11 **TPV 18-011:** Variance Request by Richard Willson, for approval of a tree preservation variance request from Unified Development Code 35-523 (h), "significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas." Staff recommends Approval. (Herminio Griego, (210) 207-6042, Herminio.Griego@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 12 **PLAN AMENDMENT CASE # 18019 (Council District 6):** A request by Patrick W. Christensen 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 "Civic Center" and "Specialized Center" to "Suburban Tier" on 16.520 acres out of NCB 11379, located at 303 South Acme Road. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018069)

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 item 13.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Michael Garcia entered the Planning Commission meeting at 2:27 pm.

Individual Items

Item # 13 **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)

Angela Cardona, Planner, presented item # 13 PA 18020 to the Planning Commission.

Staff mailed 28 notices to the surrounding property owners, 1 returned in favor, 11 returned in opposition, and no response from the Oak Park Northwood Neighborhood Association.

James Griffin representative, requested a continuance and stated the zoning request might change resulting in a plan amendment withdrawal.

The following citizens appeared to speak:

Patty Wallis, spoke in opposition and presented a petition with fifty (50) signatures.

James Mysliwec, spoke in opposition.

Lydia Kendrick, spoke in opposition and concerned with future apartments.

Charles Kendrick, spoke in opposition and concerned with traffic.

Ben Schoenbaum, President of the Oak Park/Northwood NA, spoke in favor of the continuance.

Debra & Adrian Cavallini, passed time.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 13 PA 18020, as presented.

Motion: Commissioner Whittington made a motion for a continuance to February 14, 2018.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 15 Election of Officers effective February 14, 2018.

CHAIRMAN

Catherine Hernandez, DSD Administrator, called for nominations for Chairman.

Commissioner Whittington nominated Chair Peck to remain as Chairman.

Commissioner M. Garcia nominated Commissioner Kachtik for Chairman.

Commissioner Kachtik nominated Commissioner C. Garcia for Chairman.

Commissioner Cigarroa seconded the nomination for Chair Peck for Chairman.

Commission Action:

Motion: Peck for Chairman

In Favor: Peck, C. Garcia, Cigarroa, Whittington, Ozuna

Opposed: None

Motion: Kachtik for Chairman

In Favor: M. Garcia

Opposed: None

Motion: C. Garcia for Chairman

In Favor: C. Garcia, Kachtik

Opposed: None

Results:

Chairman Peck will remain and serve as Chairman for another term.

VICE-CHAIR

Catherine Hernandez, DSD Administrator, called for nominations for Vice-Chairman.

Commissioner Cigarroa nominated Commissioner Whittington for Vice-Chair.

Commissioner M. Garcia nominated Commissioner C. Garcia for Vice-Chair.

Commission Action:

Motion: Whittington for Vice-Chair

In Favor: Peck, Cigarroa, Whittington, Ozuna

Opposed: None

Motion: C. Garcia for Vice-Chair

In Favor: C. Garcia, M. Garcia, Kachtik

Opposed: None

Results:

Commissioner Whittington will serve as Vice-Chair effective February 14, 2018.

PRO-TEM

Catherine Hernandez, DSD Administrator, called for nominations for Pro-Tem.

Commissioner Whittington nominated Commissioner C. Garcia to remain as Pro-Tem.

Commission Action:

Motion: C. Garcia for Pro-Tem.

In Favor: Unanimous

Opposed: None

Results:

Commissioner C. Garcia will remain and serve as Pro- Tem for another term.

Approval of Minutes

Item # Consideration and Action on the Minutes from January 10, 2018.

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

Director's Report:

- New Planning Commissioner applications updates.

Adjournment

There being no further business, the meeting was adjourned at 2:38 p.m.

APPROVED



George W. Peck, Chairman

ATTEST:



Melissa Ramirez, Assistant Director