

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

March 8, 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

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- Present: Peck, Martinez, Sherrill, M. Garcia, Cigarroa, Whittington, Kachtik, Ozuna, Rogers

- Absent : C. Garcia

- Arianne Villanueva, World Wide Translators, present.

- Citizens to be Heard

David Ferguson, passed on time.

Edward Sherfey, passed on time.

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

Martha Bernal, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **160104:** Request by Lloyd A. Denton, Jr., LFV Properties, LTD., SA Kinder Ranch No. 2, LTD., & SA Kinder West Units 1 & 2, Inc., for approval to subdivide a tract of land to establish Kinder West, Unit-2 (Enclave) Subdivision, generally located northwest of the intersection of Sunday Creek Drive and Kinder Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 2 **160223:** Request by Steve Braha, SLV IV – Culebra 1604 Investors JV, L.P., for approval to subdivide a tract of land to establish Culebra Commons Phase 1 Subdivision, generally located northeast of the intersection of Culebra Road and Loop 1604. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 3 **160318:** Request by Daniel Hill, 242 Cresta Bella GP, LLC., for approval to replat a tract of land to establish Cresta Bella Unit 4C Enclave Subdivision, generally located northwest of the intersection of Cresta Avenida and Cresta Bella. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 4 **160354:** Request by Bradley J. Stein, Forestar (USA) Real Estate Group, for approval to subdivide a tract of land to establish Campanas, Phase 6 (Enclave) Subdivision, generally located West of the intersection of TPC Parkway and Resort Parkway. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 6 **160402:** Request by Drake Thompson, McMillian Texas Development, LLC, for approval to subdivide a tract of land to establish MTD Bartholomew Subdivision, generally located south of Redland Road and west of Jones-Maltsberger Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210 Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 7 **160602:** Request by Amin Guindi Cohen, Galleria Ventures, Ltd., for approval to subdivide a tract of land to establish Pecan Springs Road Extension Subdivision, generally located east of the intersection of IH-10 West and Pecan Springs Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 9 **PLAN AMENDMENT # 17022 (Council District 4):** A request by Fermin Rajunov 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 "Agribusiness/RIMSE Tier", "Natural Tier", and "Suburban Tier" to "Suburban Tier" on 534.22 acres out of CB 4296, CB 4297, and CB 4298, generally located southwest of the intersection of State Highway 16 and Watson Road. Staff recommends Approval. (Logan Sparrow, Principal Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017070)
- Item # 10 **PLAN AMENDMENT # 17025 (Council District 4):** A request by Sherfey Engineering Company, LLC for approval of a resolution to amend the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Parks/Open Space" to "Community Commercial" on 18.36 acres out of NCB 15269, located in the 5400 Block of Ray Ellison Boulevard. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017074)
- Item # 11 **PLAN AMENDMENT # 17026 (Council District 3):** A request by Sara Gerrish 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 0.83 acres out of NCB 10937, located in the 800 Block of Hot Wells Boulevard. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, Erica.Greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017076)
- Item # 12 **PLAN AMENDMENT # 17027 (Council District 4):** A request by Russell W. Hild 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 "Rural Estate Tier" to "Suburban Tier" on 0.386 acres out of NCB 11254 and Lot S 140 FT OF N 160 FT OF 18 and 19, located at 7119 New Laredo Hwy and 3618 SW Military Drive. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017077)
- Item # 13 **PLAN AMENDMENT # 17028 (Council District 2):** A request by Louis Bernardy for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Mixed Use" on Lots 8 through 12, Block 12, NCB 1309; Lots 15 through 34, Block 13, NCB 1344, and Lots 13 through 20 and 22 through 25, Block 14, NCB 1328, located at multiple properties generally bounded by Burleson Street to the north, Hays Street to the south, Hudson Street to the west, and North Walters Street to the east. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, Erica.Greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017082)

Motion

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

Motion: Commissioner Sherrill motioned to approve all items on the combined agenda as presented with the exception of items 5 & 8.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Cigarroa recused herself from Item # 5 at 2:04 p.m.

Individual Items

Item # 5 **160398:** Request by Paul Blackburn, Alsbury Crossing, Ltd., for approval to replat and subdivide a tract of land to establish Alsbury Drive Subdivision, generally located southeast of Interstate 10 East and Houston Street. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Martha Bernal, Planner, presented Item 5 to the Planning Commission with staff's recommendation for Approval.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 5, as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Cigarroa re-entered the Planning Commission meeting at 2:06 pm.

- Item # 8 **(Continued from 02/22/17) 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 8 PA 17014 to the Planning Commission with staff’s recommendation for Approval. She stated 43 notices were mailed to property owners within 200 feet, 8 returned in opposition, 7 returned in favor, and the Highland Park Neighborhood Association is in opposition. Staff stated a petition with 67 signatures in opposition was received.

Ken Brown, representative, explained the background information of the case and potential land use to the Planning Commission. The representative stated he met with the surrounding community and neighborhood associations many times for discussion and agreements. He stated commercial use would be a good fit for the subject property as the Zoning Commission has recommended Approval, and the future development would help alleviate some drainage concerns.

The following citizens appeared to speak:

Tom Wetzler, Highland Park Board Member, spoke in opposition for many issues and concerns for drainage, traffic, community upkeep, and safety of the neighborhood.

Steven Moreno, Highland Park Board Member, spoke in opposition regarding the area and type of development proposed. He presented a letter from the neighborhood church in opposition of the development as well.

Jose Martinez, spoke in opposition regarding the area and type of development proposed.

Commissioner questions and comments regarding the plan amendment request.

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

A handwritten signature in black ink, appearing to read 'G. W. Peck', written in a cursive style.

George W. Peck, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read 'Melissa Ramirez', written in a cursive style.

Melissa Ramirez, Assistant Director