



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

June 27, 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

Michael Garcia Jr | Andrew Ozuna | June Kachtik |

Jessica Brunson | Kacy Cigarroa | Connie Gonzalez |

Ex-Officio Members

Francine Romero, Chair Zoning Commission | John Kuderer, 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, M. Garcia, Ozuna, Kachtik, Gonzalez,

- Absent : Cigarroa, Brunson

-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 **160617:** Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to subdivide a tract of land to establish Ranch View-Unit 9A Subdivision, generally located north of the intersection of Ranch View West and Ranch Bend. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 2 **170175:** Request by Rick Patel, Sraya Hotel Group, LLC, for approval to replat and subdivide tract of land to establish Alyssa Hotels Subdivision, generally located northeast of the intersection of Rittiman Road and IH-35. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 3 **170323:** Request by Joseph Hernandez, KB Home Lone Star Inc., A Texas Corporation, for approval to replat and subdivide a tract of land to establish Champions Landing Unit 2 Subdivision, generally located southeast of the intersection of Charismatic and Battlecry. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 4 **170456:** Request by Alan F. Scott, 242 Cresta Bella Ltd., for approval to subdivide a tract of land to establish Cresta Bella Unit 6B Enclave Subdivision, generally located south of the intersection of Bella Sky and Bella Cloud. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 6 **170557:** Request by Brian Otto, Meritage Home of Texas, LLC., for approval to subdivide a tract of land to establish Sienna Subdivision Phase 1, generally located north of the intersection of Redland Road and Gold Canyon Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 7 **170582:** Request by Brian Barron, Vice President, Southstar Mission Del Lago Developer, LLC., for approval to subdivide a tract of land to establish Mission Del Lago Unit 11A (T.I.F.) Subdivision, generally located south of the intersection of Clubhouse Boulevard and Mission Grande. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item #9 **180072:** Request by Joe Hernandez, KB Home Lone Star Inc., for approval to replat a tract of land to establish KB Eckhert Subdivision, generally located southeast of the intersection of Huebner Road and Eckhert Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 10 **180116:** Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Nopalito Subdivision, generally located southwest of Gibbs-Sprawl Road and Walzem Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item #13 **PLAN AMENDMENT CASE # 18072 (Council District 1):** A request by Patrick Christensen for approval of a resolution to amend the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Mixed Use” and “Low Density Residential” to “Low Density Mixed Use” on 0.628 acres out of NCB 2995, located at 305 East Courtland Place. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018235)

- Item #14 **PLAN AMENDMENT CASE # 18071 (Council District 8):** A request by Patrick Christensen 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 “Suburban Tier” to “Regional Center” on Lot 4, Block 7, NCB 14848, located at 14886 Tradesman Drive. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018234 S)

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 5, 8, 11, 12.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Chairman Peck and Commissioner Gonzalez recused themselves from the Planning Commission at 2:11 pm.

- Item # 5 **170481:** Request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB-Inner Circle Dr., Unit 4 Subdivision, generally located south of the intersection of Louis Bauer Drive and Inner Circle Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Mercedes Rivas, Planner, presented item # 5 170481 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Motion

Vice Chair Whittington asked for a motion for item # 5 170481, as presented.

Motion: Commissioner C. Garcia made a motion to recommend Approval.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Recused: Peck and Gonzalez

Motion Passed

Commissioner Gonzalez re-entered Planning Commission at 2:12

Item #8 **180013**: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch Unit 2D Subdivision, generally located northeast of the intersection of F.M. 471 and Talley Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Mercedes Rivas, Planner, presented item # 8 180013 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Motion

Vice Chair Whittington asked for a motion for item # 5 170481, as presented.

Motion: Commissioner C. Garcia made a motion to recommend Approval.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Commissioner Gonzalez re-entered Planning Commission at 2:13

Item #11 (Continued from 05/23/18) **PLAN AMENDMENT CASE # 18055 (Council District 8):** A request by UP Engineering, LLC 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 “Rural Estate Tier” to “Agribusiness Tier” on Lot 52, Lot 53, Lot 54, and Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018177)

Staff mailed 9 notices to the surrounding property owners, 2 returned in favor, 0 returned in opposition, and the Friends of Friedrich Wilderness Park Neighborhood Association.

Kayla Leal, Planner, presented item # 11 PA18055 to the Planning Commission.

Applicant is present.

The following citizens appeared to speak:

Ryan Plagans, on behalf of applicant, spoke in opposition.

The Planning Commission discussed and commented on the presented case.

Motion

Chair Peck asked for a motion for item # 11 PA18055, as presented.

Motion: Commissioner Whittington made a motion to recommend Approval.

Second: Commissioner Gonzalez

In Favor: Peck, C. Garcia, M. Garcia, Gonzalez, Whittington, Kachtik

Opposed: Ozuna

Motion Passed

Item #12 **PLAN AMENDMENT CASE # 18070 (Council District 2):** A request by Melissa Rodriguez, applicant, 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 “General Commercial” on Lot 41, Block 14, NCB 10251, located at 302 Bellinger Street. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018233 CD)

Staff mailed 28 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from Coliseum Willow Park Neighborhood Association.

Kayla Leal, Planner, presented item # 12 PA18070 to the Planning Commission.

The following citizens appeared to speak:

Melissa Rodriguez, applicant, spoke in favor.

James Dickerson, Coliseum Willow Park NA, spoke in opposition.

The Planning Commission discussed and commented on the presented case.

Motion

Chair Peck asked for a motion for item # 12 PA18070, as presented.

Motion: Commissioner Kachtik made a motion to recommend Denial.

Second: Commissioner M. Garcia

In Favor: Kachtik, M. Garcia

Opposed: C. Garcia, Gonzalez, Whittington, Ozuna, Peck

Motion Fails

Motion

Chairman Peck asked for a motion to reconsider for the items as presented for item #12 PA18070.

Motion: Commissioner Whittington motioned to reconsider.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion to continue the items for July 11, 2018 meeting as presented for item #12 PA18070.

Motion: Commissioner Ozuna motioned for continuance.

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 15 Consideration and Action on the Minutes from June 13, 2018.

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

Director's Report:

Adjournment

There being no further business, the meeting was adjourned at 2:40 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director