

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

July 11, 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, Cigarroa, M. Garcia, Ozuna, Kachtik, Gonzalez, Brunson

- Absent : C. Garcia

-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

Matthew Ozuna, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 2 **160478:** Request by Chris Dischlinger, LDG Multifamily, LLC., for approval to subdivide a tract of land to establish Copper Pointe Subdivision, generally located northwest of the intersection of Pecan Valley Drive and South New Braunfels Avenue. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 3 **160500:** Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC., for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit – 3C Subdivision, generally southeast of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 5 **170179:** Request by Mark Sparrow, Flotex Developers, LLC, for approval to subdivide a tract of land to establish Vista Point 1B-DOS Subdivision, generally located northwest of the intersection of Ray Ellison Drive and Old Pearsall Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 7 **170457:** Request by David Parkerson, Agent, for approval to subdivide a tract of land to establish Heron at Cresta Bella Subdivision, generally located at the intersection of Cresta Bella and IH-10. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 8 **170503:** Request by David C. Frye, San Antonio 2016, LLC, for approval to replat and subdivide a tract of land to establish Crestway Heights Unit-1 Subdivision, generally northwest of the intersection of Seguin Road and Crestway Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 9 **170592:** Request by Edward Destefano, AAA Medical Solutions II, LLC., for approval to replat a tract of land to establish Landyn Lane Subdivision, generally located northwest of the intersection of Mockingbird Lane and Tupelo Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 10 **180010:** Request by Robynn Rae Sweet, for approval to replat a tract of land to establish Trailwood Subdivision Unit I and Unit II Subdivision, generally located north of Turkey Run Drive and west of Fox Briar Lane. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

- Item # 11 **180041:** Request by Michael Caldwell, Church Unlimited, for approval to subdivide a tract of land to establish Church Unlimited Subdivision, generally located north of the intersection of Sendero Verde and U.S. Highway 281. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 13 **180257:** Request by Jay Patterson, Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 1 Unit 8 PUD Subdivision, generally located northwest of the intersection of Nina Ridge and Stallion Ridge. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Variance

- Item # 14 **TPV 18-017:** Variance Request by Mr. Curt Raabe, 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)
- Item # 15 **TPV 18-022:** Variance Request by Mr. Jose Cantu, 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)

Street Name Change

- Item # 16 **Case S18-002 Street Name Change (Council Districts 3, 4):** A Resolution recommending approval to change the name of Verano Parkway to Jaguar Parkway, between S. Zarzamora & the Missouri Pacific Railroad Co. Staff recommends Approval. (Eddie Torres, Senior Planner, (210) 207-0168, eduardo.torres@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 17 A Resolution to support the authorization of a quitclaim deed for a 6.147 acre tract of land located in Council District 3 and previously conveyed in 2009 to the San Antonio River Authority for the development of the San Antonio River Improvements Project Mission Reach. Staff Recommends Approval. [Lori Houston, Assistant City Manager; Colleen Swain, Director, World Heritage Office] Comprehensive Master Plan Amendments

Comprehensive Master Plan Amendments

- Item # 18 **PLAN AMENDMENT CASE # 18066 (Council District 10):** A request by Kaufman & Killen, Inc., representative for the applicant, 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 “Specialized Center” on Lot 32 and Lot 33, NCB 14051 and 0.232 acres out of NCB 14051, located at 6614 and 6618 Topper Run. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018221)
- Item # 20 **PLAN AMENDMENT CASE # 18074 (Council District 1):** A request by Michael Rodriguez, applicant, for approval of a resolution to amend the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “High Density Residential” to “Community Commercial” on Lot 7, Block 13, NCB 10060, located at 119 Jackson Keller Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018240 CD)
- Item # 21 **PLAN AMENDMENT CASE # 18075 (Council District 3):** A request by Jim Ferrel, applicant, 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 “Neighborhood Commercial” to “Community Commercial” on 1.168 acres out of NCB 10849, located at 5006 Alma Drive. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018246 CD)
- Item # 22 **PLAN AMENDMENT CASE # 18076 (Council District 3):** A request by John C. Cooke, applicant, 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 “General Urban Tier” to “Regional Center” on Lot 4, NCB 11151, located at 10110 Moursund Blvd. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018248 S)
- Item # 23 **PLAN AMENDMENT CASE # 18077 (Council District 7):** A request by Eliseo and Yolanda Salazar, applicants, for approval of a resolution to amend the Near Northwest Community Plan, by changing the future land use from “Low Density Residential” and "Community Commercial" to “Community Commercial” on the East 60.12 feet of the North 200.42 feet of Lot 3A and the East 60.48 feet of Lot 3B, Block H, NCB 8358, located at 1278 Bandera Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018249 CD)

- Item # 24 **PLAN AMENDMENT CASE # 18078 (Council District 1):** A request by Robert Melvin, applicant, 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 “High Density Mixed Use” on 0.5880 acres out of NCB 829, located at 1817 North St. Mary’s Street and 824 East Euclid Street. Staff recommends Denial, with an Alternate Recommendation of "Low Density Mixed Use." (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018250)

- Item # 25 **PLAN AMENDMENT CASE # 18080 (Council District 2):** A request by Patrick Christensen, applicant, 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 “High Density Residential” and “Parks/Open Space” to “Heavy Industrial” on 0.2290 acres out of NCB 10579, located at 1027 Creekview. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018255)

Motion

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

Motion: Commissioner M. Garcia motioned to approve all items on the combined agenda as presented with the exception of items 1, 4, 6, 12, 19, 20, 24.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

- Item # 1 Briefing on proposed changes to an Ordinance amending Chapter 16, Licenses and Business Regulations, and Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, relating to Short Term Rentals.

Tony Felts, Interim Policy Administrator, presented items # 1 to the Planning Commission.

No motion was made.

Commissioner Cigarroa recused herself from the Planning Commission at 2:20 pm.

- Item # 4 **170089:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Redbird Ranch Unit 9C Subdivision, generally located east of the intersection of Hollimon Parkway and Reeves Loop. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

- Item # 6 **170201:** Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to replat and subdivide a tract of land to establish Alamo Ranch – Unit 18C Subdivision, generally located west of the intersection of Canadian River and Burros Stone. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 12 **180138:** Request by Bart C. Koontz, Foster Ridge Distribution Center, LP., for approval to subdivide a tract of land to establish Foster Ridge-Koontz Subdivision, generally located southeast of the intersection of Interstate Highway 10 East and north Foster Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Motion

Chairman Peck asked for a motion for items # 4, 6, and 12 as presented.

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Recused: Cigarroa

Motion Passed

Commissioner Cigarroa re-entered the Planning Commission at 2:20 pm.

- Item # 19 **(Continued from 06/27/18) PLAN AMENDMENT CASE # 18070 (Council District 2):** A request by Melissa Rodriguez, applicant, 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 “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)

Kayla Leal, Planner, presented items # 19 PA18070 to the Planning Commission.

Melissa Rodriguez, representative, stated the request is for a 2 week continuance.

The following citizens appeared to speak:

JR Dickerson, spoke in opposition.

Luberda Sutterfield, spoke in opposition.

Willie May Taylor, spoke in opposition.

Armand Hathaway, spoke in opposition.

Motion

Chairman Peck asked for a motion for item # 19 PA18070, as presented.

Motion: Commissioner Gonzalez made motion for 2 week Continuance.

Second: Commissioner Whittington.

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 20 **PLAN AMENDMENT CASE # 18074 (Council District 1):** A request by Michael Rodriguez, applicant, for approval of a resolution to amend the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “High Density Residential” to “Community Commercial” on Lot 7, Block 13, NCB 10060, located at 119 Jackson Keller Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018240 CD)

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, 3 returned in opposition, and the Shearer Hills Ridgeview Neighborhood Association is in favor.

Kayla Leal, Planner, presented item # 20 PA18074 to the Planning Commission.

Michael Rodriguez, owner, stated the request is for a plan amendment change.

The following citizens appeared to speak:

Mary Canning Meisal, spoke in opposition.

Oliver Meisal, spoke in opposition.

Greg Haley, spoke in opposition.

Motion

Chair Peck asked for a motion for item #20 PA18074, as presented.

Motion: Commissioner Whittington made a motion to recommend Approval.

Second: Commissioner Brunson

In Favor: Peck, M. Garcia, Ozuna, Whittington, Brunson

Opposed: Kachtik, Cigarroa, Gonzalez

Motion Passed

Item # 24 **PLAN AMENDMENT CASE # 18078 (Council District 1):** A request by Robert Melvin, applicant, 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 “High Density Mixed Use” on 0.5880 acres out of NCB 829, located at 1817 North St. Mary’s Street and 824 East Euclid Street. Staff recommends Denial, with an Alternate Recommendation of "Low Density Mixed Use." (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018250)

Staff mailed 23 notices to the surrounding property owners, 1 returned in favor, 1 returned in opposition, and the Tobin Hill Neighborhood Community Association is opposed.

Kayla Leal, Planner, presented item # 24 PA18078 to the Planning Commission.

Patrick Christensen, representative, stated the request is to redevelop the property for commercial use.

The following citizens appeared to speak:

Patty Zaiontz, spoke in opposition.

Ben Fairbank, spoke in opposition.

Fredericka Kushner, spoke in opposition.

Motion

Chair Peck asked for a motion for item # 24 18078, as presented.

Motion: Commissioner Kachtik made a motion to recommend Denial, with an Alternate Recommendation.

Second: Commissioner Brunson

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 26 Consideration and Action on the Minutes from June 27, 2018.

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

Adjournment

There being no further business, the meeting was adjourned at 3:24p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director