

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, May 27, 2015

2:00 PM

1901 S. Alamo

Planning Commission Members

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

William Shaw, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment
| Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

A majority of appointive members, other than ex officio, shall constitute a quorum.

1:30 P. M. - Work Session, Tobin Room

2:00 P. M. - Call to Order, Board Room

- Roll Call – Present: Martinez, Rodriguez, Rinehart, Peck, Garcia, Carson, McNair
Absent: Sherrill

- Citizens to be Heard – No 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**Jose Garcia, planner presented items.****Plat(s)**

1. **080532:** Request by Jaime Lawhn, Brooks City Base, for approval to rescind the approval of plat 080532 Brooks City Base – Aviation Lndg. Subdivision, generally located northwest of the intersection of Lyster Road and Goliad Road. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
2. **140051:** Request by Jeff Czar, Armadillo Construction Company Ltd., for approval to subdivide a tract of land to establish Mi Sueno at Monte Viejo Unit 1 Subdivision, generally located west of the intersection of Monte Seco and Copinsay Avenue. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
3. **140219:** Request by Jeremy Flach, Meritage Homes of Texas, LLC., for approval to subdivide a tract of land to establish Steubing Farm – Unit 3B (Enclave) Subdivision, generally located northwest of the intersection of Babcock Road and Steubing Parkway. Staff recommends approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department).
4. **140256:** Request by Shannon Livingston, 75 Afton Oaks LLC and Francis H. Rogers II, for approval to subdivide a tract of land to establish Afton Oaks (Enclave) Subdivision, generally located west of the intersection of Wiseman Boulevard and Talley Road. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
5. **140343:** Request by Ian Cude, Chtex of Texas, Inc., for approval to subdivide a tract of land to establish Fallbrook Unit 3, Enclave Subdivision, generally located northeast of the intersection of Old Fredericksburg Road and Sable Run. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
6. **140432:** Request by Danae Mussett, Westover Hills Assembly of God, for approval to replat and subdivide a tract of land to establish Westover Assembly of God Campus II Subdivision, generally located at intersection of Westover Hills Boulevard and Raba Drive. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
7. **140469:** Request by Jennie Trapolino, Bella Vista Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 2 Subdivision, generally located south of the intersection of Potranco Road and Arcadia Path. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

8. **140503:** Request by Luis Enrique Terrazas, Cubiertas Industriales De Mexico, for approval to subdivide a tract of land to establish Stone Oak Commercial Subdivision, generally located southeast of the intersection of U.S. Highway 281 and TPC Parkway. Staff recommends approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
9. **140531:** Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit – 1A Subdivision, generally located southeast of the intersection of State Highway 211 and Potranco road. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
10. **150017:** Request by Mark Sparrow, Flotex Developers LLC, for approval to subdivide a tract of land to establish The Parc at Escondido Unit 5 Subdivision, generally located south of the intersection of Pease Park and Olmstead Park. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
11. **150034:** Request by Kevin Love, Regal Privilege Holdings, Ltd., for approval to subdivide a tract of land to establish Regal Village Subdivision, generally located southwest of the intersection of Alamo Parkway and Culebra Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
12. **150037:** Request by Anthony and Brenda Franckowiak, for approval to replat a tract of land to establish Sendero Ranch Unit 1C, PUD Subdivision, generally located east of the intersection of La Escalera and Sendero Verde. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
13. **150064:** Request by Ian Cude, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Alamo Ranch Unit 15A Subdivision, generally located west of the intersection of Red Maple Way and Sweetwater Way. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
14. **150065:** Request by Gordon Hartman, Velma Development LLC, for approval to subdivide a tract of land to establish Graytown Subdivision, generally located northwest of the intersection of Graytown and Boenig Drive. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
15. **150120:** Request by Ryan Hudak, KIPP Cevallos Inc., for approval to subdivide a tract of land to establish KIPP SA Cevallos IDZ Subdivision, generally located southeast of the intersection of West Cevallos Street and Interstate Highway 35. Staff recommends approval. (Juanita B. Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
16. **150124:** Request by Ian Cude, Continental Homes of Texas, LP for approval to subdivide a tract of land to establish Redbird Ranch Unit 8A Subdivision, generally located northeast of the intersection of Hollmon Parkway Drive and Reeves Loop. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

Time Extension(s)

- 17. 110268:** Request by James B. Griffin, Brown & Ortiz, P.C., for approval of a three (3) year time extension in accordance with Section 35-430(f) of the City of San Antonio's Unified Development code (UDC), for the Howell at the Dominion, Phase 1 PUD, generally located northeast of the intersection of West Tejas Trail and Brenthurst Lane. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Land Transaction(s)

- 18.** A resolution to declare as surplus a total of 0.41 acres of vacant City owned land located at 521 Moten Street, 209 Gabriel Street and 519 Arthur Street in Council District 2 and authorizing sale to San Antonio Housing Authority for a total of \$4,619.45. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, EastPoint & Real Estate Services Office)
- 19.** A resolution authorizing the acquisition of two tracts of land, a 60.339 acre and 71.055 acre parcels for a total of 131.394 acres also known as Northern Hills Golf Course to add as a public golf course. Staff recommends approval. (Sandy Jenkins, (210) 207-2721, sandy.jenkins@sanantonio.gov, Parks and Recreation Department)
- 20.** S.P. 1795: A Resolution authorizing the closure, vacation, and abandonment of an improved portion of Rittiman Road adjacent to County Block 5742 and New City Block 8699, located between Austin Highway and North New Braunfels Avenue, as requested by the Marion Koogler McNay Art Museum. Staff recommends approval. (Jesse Quesada (210) 207-6971, jesse.quesada@sanantonio.gov, EastPoint & Real Estate Services Office)
- 21.** A.) A resolution authorizing the disposition of three City owned real properties in City Council District 1, generally described as 114 West Commerce (also known as the Municipal Plaza Office Building), 300 North Santa Rosa Street (also known as 319 West Travis Street), and an approximately 0.2860 acre parking lot located at 403 North Flores Street.
- B.) A resolution authorizing the acquisition of approximately 1.8220 acres of land with approximately 445,618 square feet of improvements onsite (including an office tower and parking garage) located at 100 West Houston Street, legally described as Lots 23 and 24, NCB 110, Frost Bank Tower and Motor Bank Subdivision in City Council District 1.
- C.) A resolution approving the declaration as surplus City owned real property consisting of approximately 1.0849 acres of land with approximately 35,700 square feet of improvements located at 322 West Commerce Street, legally described as Lots 1, 2, 3, 4, 5, 6, and 7, NCB 254 in City Council District 1. Staff recommends approval. (Ryan Kuhl, Real Estate Manager, (210) 207-4081, ryan.kuhl@sanantonio.gov, Center City Development & Operations Department)

Comprehensive Master Plan Amendment(s)

- 22. **PA 15045:** A request by Jose Gallegos, Jr., for approval of a resolution to amend the future land use plan contained in the Kelly/South San Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.9986 acres of land being all of Lot 30, Block 7, out of NCB 11371, located at 2534 SW 35th Street, from “Low Density Residential” to “Industrial”. Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

- 23. **PA 15046:** A request by Roland Lozano for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 34.766 acres of land, out of NCB 10879 and NCB 10921, located at 8200 Block of City Base Landing, from “Regional Commercial” to “Light Industrial”. Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

- 24. **PA 15048:** A request by Scott Anglin for approval of a resolution to amend the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.9150, out of Lot P-29, NCB 15479, located at 9538 Braun Road, from “Low Density Residential” to “Neighborhood Commercial”. Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

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

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

Executive Session

Commissioners went into Executive Session at 2:13 pm.

- 26. Briefing to discuss legal issues relating to Cibolo Creek Ranch, Ltd. V. City of San Antonio, et al, pursuant to Texas Government Code Section 551.071.

Commissioners reconvened from Executive Session at 2:51 pm.

Individual Consideration(s)

Chairman Martinez allowed citizen to speak on item 20 – S. P. 1795.

Jason Lutz, spoke in favor of the proposed street closure.

25. PA 15047: A request by Kaufman & Killen, Inc., 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 5.460 acres of land being Lot NE IRR 440.1ft of 1, Block D in NCB 35936 located at 6305 Camp Bullis Road from “Country Tier” to “Regional Center”. Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

Shepard Beamon, Planner, presented item and recommended approval.

Motion: Commissioner Carson to approve item as presented.
Second: Commissioner Rinehart
In Favor: Rodriguez, Rinehart, Garcia, Carson, McNair
Opposed: Martinez, Peck
Motion Passes

DRAFT

27. Approval of Minutes

Consideration and action on May 13, 2015 Planning Commission Minutes

Chairman Martinez asked for a motion to approve minutes as presented

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

Director's Report – No Report.

Adjournment

There being no further business, the meeting was adjourned at 3:06 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

John Jacks, Executive Secretary