

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, July 22, 2015

2:00 PM

1901 S. Alamo

Planning Commission Members

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

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 |

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

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

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

-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.

Melissa Ramirez, Policy Administrator, stated Item 1 Plat 140008 has been pulled for this agenda to be considered at our August 12, 2015 agenda.

1. ~~**PULLED — 140008:** A request by Lloyd A. Denton, Jr., S.A. Kinder Ranch Unit 10, Inc., for approval to subdivide a tract of land to establish Kinder Northeast, Unit 10, PUD Subdivision, generally located north of the intersection of Prospect Creek and Lindaver lane. Staff recommendation is Pending. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)~~

Combined Items

Chris McCollin, planner presented items.

Plat(s)

2. **140212:** A request by Ken Anderson, Microsoft Corporation for approval of a Subdivision Plat to establish Westover Hills Unit 38 Subdivision, generally located northeast of the intersection of Rogers Road and Wiseman Boulevard. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
3. **140323:** A request by Gordon Hartman, Shaggy Development L.L.C. for approval of a Subdivision Plat to establish Wortham Oaks, Unit 14 & 20 (Enclave) Subdivision, generally located northeast of Wortham Oaks and Akin Fawn. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
4. **140493:** A request by Chad Nugent, Ladera, LLC, for approval of a subdivision plat to establish Ladera, Unit - 1B (Enclave) Subdivision, generally located northwest of Groesenbacher and State Highway 211. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
5. **150070:** A request by Todd A. Gold, L & R Blanco, LTD., for approval to subdivide a tract of land to establish Huebner Blanco Crossing Subdivision, generally located southeast of the intersection of Huebner Road and F.M. 2696-Blanco Road. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
6. **150107:** A request by John Cork, TXBC Meadows L.P., for approval to replat and subdivide a tract of land to establish Champions Park Unit 10 Subdivision, generally located southwest of the intersection of Marbach Road and Cagnon Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
7. **150169:** A request by Joseph C. Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Overlook at Medio Creek Unit 1 Subdivision, generally located southwest of the intersection of Marbach Road and Marbach Oaks Drive. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

8. **150235:** A request by Raymundo Rivera, for approval to replat a tract of land to establish Votre Dame Subdivision, generally located south of Waverly Avenue and east of Hanover. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
9. **150305:** A request by Jay Patterson, Southerland Canyons LLC, for approval to subdivide a tract of land to establish The Canyons at Scenic Loop Unit 6D PUD Subdivision, generally located south of the intersection of Edens Canyon and Linwood Ridge. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Variance(s) and Replat(s)

10. **130592:** A request by Beatriz L. Perez, for approval: a) of a variance request from Section 35-515 (c) (4) of the Unified Development Code (UDC). b) to replat and subdivide a tract of land to establish B. Perez Subdivision, generally located southeast of the intersection of Edris and Rockwell. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

Time Extension(s)

11. **100356:** A request by Bruce Cash, I-10 Investments, LTD., for approval of a two (2) year time extension in accordance with Section 35-430(f) of the City of San Antonio's Unified Development code (UDC), for the Paloma, Unit 1, generally located south of Interstate Highway 10 East, east of Weichold Road. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendment(s)

15. **PA 15066:** A request by Kaufman & Killen, Inc., 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 36.69 acres of land being Lot 6, Block 5, in NCB 10879 located along the 3400 block of Goliad Road from "Community Commercial" to "Regional Commercial". Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
17. **PA 15065:** A request by Sam and Lisa Asvestas for approval of a resolution to amend the future land use plan contained in the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.9057, out of NCB 753, and NCB 680, located at 723 Jackson Street, from "Low Density Residential", "Medium Density Residential", and "Community Commercial" to "Low Density Mixed Use" land use classification. Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

18. **PA 15064:** A request by Barbara Warren for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.220, out of Lot 27, NCB 7657, located at 1430 Napier Avenue, from “Parks / Open Space” to “Low Density Residential”. Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

Other Item(s)

19. A Resolution recommending approval of an amendment to the 2015 Medina County Inter-Local Agreement. (Donna Camacho, Senior Planner, (210) 207- 5016, donna.camacho@sanantonio.gov, Development Services Department)

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

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

Executive Session

Chairman Martinez stated Commission will be going into Executive Session at 2:08 pm.

21. At any time during the meeting, the Planning Commission may meet in executive session to discuss the following matters:
- A). Discuss legal issues relating to Cibolo Creek Ranch, Ltd. v. City of San Antonio, et al, pursuant to Texas Government Code Section 551.071 (consultation with attorney).
 - B). Discuss legal issues relating to proposed 2015 UDC Amendments, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Commission returned at 2:45 pm from Executive Session.

Individual Consideration**Comprehensive Master Plan Amendment(s)**

12. **PA15060** (Continued from 7/08/2015): A request by Joel Castillo, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1036 acres of land being Lot S IRR 44 feet of 25 and 26 in NCB 1989 located at 2327 North Zarzamora from “Neighborhood Commercial” to “Community Commercial”. Staff recommends denial. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item and stated applicant has seek legal assistances in this matter and representative is requesting a continuance.

Motion: Commissioner Peck to continuance until August 12, 2015.
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

13. **PA 15061:** A request by Brown & Ortiz, P.C. (c/o James B. Griffin), for approval of a resolution to amend the future land use plan contained in the Oakland Estates Neighborhood Plan (1998), a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately Lot 11, Block 1, NCB 14701 located at 5949 Babcock Road from “Neighborhood Commercial” to “Community Commercial”. Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

Shepard Beamon, Planner, presented item and stated applicant is seeking a two-week continuance.

Motion: Commissioner Peck to continuance until August 12, 2015.
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None
Motion Passes

14. **PA 15063:** A request by Ryan Schuchart, for approval of a resolution to amend the future land use plan contained in the Oakland Estates Neighborhood Plan (1998), a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately Lot E 334.5 feet of 10, Block 1, NCB 14701 located in the 5900 Block of Babcock Road from “Neighborhood Commercial” to “Community Commercial”. Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

Shepard Beamon, Planner, presented item and stated applicant is seeking a two-week continuance to meet with the neighborhood association.

Motion: Commissioner McNair to continuance until August 12, 2015.
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

16. **PA 15067:** A request by John E. Gonzales, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.8586 acres of land being Lot 83, Block 2 in NCB 7906 and Lot S IRR 293.48 feet of 1 & 2 in NCB 7724 located at 186 Bristol Street from “Low Density Residential” to “Medium Density Residential”. Staff recommends denial. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item and stated applicant is seeking a two-week continuance.

John Gonzales, applicant, stated he is requesting the proposed amendment to allow for multi-family development on the subject property.

Elida Guerra, spoke in opposition.

Motion: Commissioner Rinehart to follow staff's recommendation of denial
Second: Commissioner McNair
In Favor: Unanimous
Opposed: None
Motion Passes

20. Discussion and possible action on special meeting dates for the City's Proposed Annexations (Nina Nixon-Mendez, AICP, Planning Administrator, Department of Planning and Community Development, nina.nixon-mendez@sanantonio.gov)

Nina Nixon-Mendez, Planning Administrator, present special meeting dates for public hearing for proposed annexation.

Motion: Commissioner McNair to schedule proposed annexation meetings as follows:
Friday, October 2, 2015
Friday, October 23, 2015
Friday, November 13, 2015
To be held in the City Council Chambers to start at 9:30 am
Second: Commissioner Rinehart
In Favor: Unanimous
Opposed: None
Motion Passes

Approval of Minutes

22. Consideration and Action on minutes from July 8, 2015 Meeting.

Motion: Commissioner Rinehart to follow staff's recommendation of denial
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 3:09 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

John Jacks, Executive Secretary