

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, September 9, 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, Sherrill, Garcia, McNair, Carson
Absent: None

- **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

Andrew Martinez, planner presented items.

Plat(s)

1. **140175:** A request by Laurin Darnell, Centex Homes, for approval to subdivide a tract of land to establish Silver Oaks Unit 12A Subdivision, generally located south of the intersection of Amber Vista and Rain Preserve. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
2. **140421:** A request by Jack Lipar, LGI Homes- Texas, LLC, for approval to subdivide a tract of land to establish Foster Meadows Unit 7, generally located south of the intersection of Foster Meadows and Still Meadow. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
3. **150025:** A request by Timothy O'Brien, for approval to replat a building setback line, a tract of land to establish Westwood Village, Unit-23 BSL Subdivision, generally located southwest of the intersection of Canyon Ridge and Timbercreek Drive. Staff recommends approval. (Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).
4. **150209:** A request by Karen Little, for approval of a replat of a tract of land to establish The Local House Subdivision, generally located west of the intersection of Interstate Highway 10 and Milsa Drive. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
5. **150260:** A request by Jay A. Hanna, WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit -22D (Enclave) Subdivision, generally located southeast of the intersection of Westcreek Oaks and Wiseman Road. Staff recommends approval. (Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

Land Transaction(s)

6. **S.P. 1875:** Consideration of Resolution supporting approval of a request to close, vacate and abandon a 0.715 acre unimproved portion of Link Drive and Anchor Drive established by subdivision plat of Lockhill Estates No. 2 in Council District 9, as requested by Meritage Homes of Texas, LLC. Staff recommends approval. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, TCI)

7. **S.P. 1859:** Consideration of a Resolution supporting two (2) Joint Use Agreements and a Temporary Construction Easement between the City of San Antonio and the San Antonio Water System (SAWS) to include 0.0294 acre (1,280 square feet); 0.0054 acre (237 square feet); and 0.0921 acre (4,013 square feet) within a drainage easement recorded in the Northwoods Subdivision Plat, within NCB 17474, in Council District 9, for a fee of \$500.00. Staff recommends approval. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, TCI)
8. A resolution to close, vacate and abandon 0.075 acres of a 10-foot wide alley Public Right of Way, located between Belden Avenue and East Southcross Boulevard in NCB 7707, in Council District 3, as requested by Foxy Terrace LLC. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)
9. Consideration of a Resolution supporting a request by the City of San Antonio to dispose of an improved tract of land containing approximately 0.9827 acres being a portion of Lots 4, 5 and 10, New City Block 155 in the City of San Antonio (the German-English School) owned by the City of San Antonio, located within City Council District 1. Staff recommends approval. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, TCI)

Comprehensive Master Plan Amendment(s)

10. **PLAN AMENDMENT #15068 (Council District 10/ETJ)** - (Continued from 08/26/15): A request by Brown & Ortiz, P.C. (c/o James McKnight), 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 35.739 acres out of Lot 2 Block 3, County Block 4864 generally located at 27161 North US Highway 281 from "Suburban Tier" to "General Urban Tier". Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department).
11. **PLAN AMENDMENT # 15069 (Council District ETJ):** A request by Brown & Ortiz, PC (c/o James McKnight), 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 18.977 acres out of CB 4926 located in the 25500 Block of Overlook Parkway, from "Suburban Tier" to "General Urban Tier". Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)
12. **PLAN AMENDMENT # 15077 (Council District 3):** A request by 210 Development Group, 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 6.094 acres of land out of NCB 3975, located at 200 Block of East Mitchell Street, from "Parks/Open Space" to "High Density Residential". 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 Peck to approve all items on the combined hearing as presented.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

Approval of Minutes

13. Consideration and Action on Minutes from August 26, 2015.

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

Director's Report – No Repot at this time.

Adjournment.

There being no further business, the meeting was adjourned at 2:07 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

John Jacks, Executive Secretary