

City of San Antonio



Planning Commission Minutes

Development and Business Services Center
1901 South Alamo

Wednesday, January 27, 2016

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 | Jason Koehne | Bradley Carson |

Ex-Officio Members

William Shaw, Chair Zoning Commission | Mary Rogers, 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, Koehne, Shaw

Absent: Rogers

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.

Chairman Martinez stated Item 8, Consideration of a Resolution supporting a Joint Use Agreement between the City of San Antonio and VIA Metropolitan Transit; Item 12 PA #16010 and Item 14 PA #16017 have been pulled; therefore, these items will not be considered.

Combined Items

Andrew Martinez, Planner, presented items.

Plat(s)

1. **150190:** A request by Barbara Sico, STMS Dezavala Land, Ltd. for approval to subdivide a tract of land to establish The Storage Box-Dezavala Subdivision, generally located north of the intersection of Babcock Road and Sunset Haven. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
2. **150301:** A request by Ian Cude, Continental Homes of Texas, L.P., for approval to vacate and resubdivide a tract of land known as Kallison Ranch Unit 24 Subdivision (Plat no. 070251) to establish Valley Ranch Unit 4A, generally located southeast of the intersection of Ranch View and Rodeo Drive. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
3. **150465:** A request by Ian Cude, Chtex of Texas, Inc., for approval to replat and subdivide a tract of land to establish Fallbrook Unit 1C Enclave Subdivision, generally located on the northwest corner of Millstone Cove and Oleander Chase. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
4. **150471:** A request by Brian Otto, Meritage Homes of Texas, LLC., for approval to subdivide a tract of land to establish Northchase Subdivision Unit 2, generally located west of Northchase and Tezel Road. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
5. **150531:** A request by Elba Junco Mendez, Winthrop Downs / Links Green, Inc., for approval to replat and subdivide a tract of land to establish The Chateaux at The Dominion P.U.D. Lot 71 Subdivision, generally located on the southwest corner of Dominion Drive and Montivillers. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
6. **150532:** A request by Elba Junco Mendez, Winthrop Downs/Links Green, Inc., for approval to replat and subdivide a tract of land to establish The Chateaux at the Dominion PUD Lot 72 Subdivision, generally located southwest of the intersection of Dominion Drive and Montivillers. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
7. **160091:** A request by Juan Bernal and Zanaida Bernal, for approval to replat a tract of land to establish Areli's Subdivision, generally located northeast of the intersection of Zarzamora Road and Gillette Blvd. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Land Transaction(s)

- 9. S.P. 1853:** A Resolution authorizing the closure, vacation, and abandonment of 15-foot wide unimproved alley located between Kate Schenck and the access road of Interstate Highway 37 adjacent to New City Block 12135 in Council District 3, as requested by David Medrano, in Council District 3. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)
- 10.** A request by the Parks and Recreation Department for approval of a resolution recommending the acquisition of a 26.02 acre tract of land adjacent to Friesenhahn Park in NCB 17726 in City Council District 10. Staff recommends approval. (Rocky Duque de Estrada, (210) 207-2873, roque.duquedeestrada@sanantonio.gov, Parks and Recreation Department)
- 11.** Consideration of the following resolutions related to intersection improvements at the junction of San Pedro Ave, N Main Ave, Buffalo Run, Navarro, and Camden, a part of the Downtown Streets Reconstruction Project in the 2012-2017 Bond Program:
- A. A resolution recommending approval of the closure, vacation, abandonment and transfer of approximately 0.171 acres of public right of way consisting of portions of Jackson, Buffalo Run, and N Main Ave in NCB 789;
 - B. A resolution recommending approval of the granting of an aerial easement for the property described as 0.030 acre tract out of NCB 789, called Parcel II, conveyed to American Payroll Institute Properties Inc. recorded in Volume 8259 Page 1530 of the Official Public Records of Real Property of Bexar County, Texas (Carol Newman, (210) 207-8119, carol.newman@sanantonio.gov, Transportation and Capital Improvements)

Comprehensive Master Plan Amendments(s)

- 12. PLAN AMENDMENT # 16010 (Council District 9):** (Continued from 01/13/16) A request by Kaufman & Killen, Inc. (Ashley Farrimond), 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 10.673 acres of land out of NCB 18218 generally located in the 23000 Block of North U.S. Highway 281 from "Suburban Tier" to "General Urban Tier." Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)
- 13. PLAN AMENDMENT # 16014 (Council District 2):** (Continued from 01/13/16) A request by Kaufman & Killen (Ashley Farrimond), for approval of a resolution to amend the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 96.23 acres of land out of NCB 12886, located at 1178, 1520 & 1542 SE Loop 410 from "Community Commercial," "Urban Living," "Parks/Open Space" and "Agricultural" to "Industrial." Staff recommends approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

- 15. PLAN AMENDMENT # 16020 (Council District 8):** A request by Bexar Metro 9-1-1 Network District, 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 Lot 9, Block 6, NCB 14848, located at 4700 Quarry Run from "Suburban Tier" to "Regional Center." Staff recommends approval. (Logan Sparrow, Senior Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov Development Services Department)

Commissioner Carson arrived at 2:08 pm

- 16. PLAN AMENDMENT # 16021 (Council District 6):** A request by Jonathan E. Rightmyer, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot P-66A, NCB 16115, located at the 6600 Block of Culebra Road from "General Urban Tier" to "Regional Center." Staff recommends approval. (Mary Morales-Gonzales, Planner (210) 207-5550, MM97255@sanantonio.gov, Development Services Department)

Chairman Martinez asked for a motion for 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

Individual Consideration

Comprehensive Master Plan Amendments(s)

- 17. PLAN AMENDMENT #16022 (Council District 1):** A request by Jerry Arredondo, for approval of a resolution to amend the future land use plan contained in the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.3382 acres of land out of NCB 90170 located at 4800 San Pedro Avenue from "Neighborhood Commercial" to "Community Commercial." Staff recommends denial. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

Erica Green, Planner, presented item and recommended denial.

Jerry Arredondo, representative, stated the property was previously used as a motor vehicle sales lot. He stated they are proposed to operate an auto repair facility on the subject property.

Clarence Simpson, spoke in favor.

Jerry Tyson, spoke in favor.

Laura Sily, stated they have been operating auto repair for many years at a different location however they are having to relocate. She stated they would like to stay in the neighborhood as their customers reside in this neighborhood.

Sandy Jordan waived her time.

Betty Eckert, representing Olmos Park Terrace Park Historic Neighborhood, stated they are in opposition.

Motion: Commissioner Carson to recommend approval of the applicant's request of
Community Commercial.
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None

Motion Passes

Approval of Minutes

18. Consideration and Action on Minutes from January 13, 2016.

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

Motion Passes

Director's Report.

Catherine Hernandez, Planning Manager, stated Financial Disclosure Forms are due by March 31, 2016.

Adjournment.

There being no further business, the meeting was adjourned at 2:34 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

Melissa Ramirez, Executive Secretary

