

City of San Antonio



DRAFT

AGENDA Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, April 13, 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, Sherrill, Garcia, McNair, Carson, Koehne, Shaw
Absent: Rinehart, Rogers

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.

1. **140289**: Request by Ronald Hagauer, Green Mountain Ventures X & XI, LLC, for approval to subdivide a tract of land to establish Green Mountain 10A Subdivision, generally located south Loop 1604-E and west of N. Green Mountain Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
2. **140450**: Request by Gordon V. Hartman, Velma Development, LLC, for approval to replat and subdivide a tract of land to establish Summerhill Subdivision Unit 1 Subdivision, generally located northwest of the intersection of N. Graytown Rd. and Boenig Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
3. **150131**: Request by Norman T. Dugas, Jr., Remuda 530 L.P., for approval to subdivide a tract of land to establish Remuda Ranch South Unit 4 Subdivision, generally located south of the intersection of Canyon Meadow and Meadow Plains. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
4. **150331**: Request by David Grove, of Lennar Homes of Texas Land & Construction, LTD., for approval to subdivide a tract of land to establish Alamo Ranch Unit 20 & 21 Ph 4 Subdivision, generally located on the southeast of Alamo Ranch and Lonestar Parkway. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
5. **150340**: Request by Hugo Gutierrez, Vise Oaks 1, Ltd., for approval to subdivide a tract of land to establish Westpointe East, Unit-33 Phase 1 Subdivision, generally located southeast of the intersection of Wiseman Blvd. and Talley Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

6. **150408**: Request by Ramon Korrody, Spanish Homes Inc., for approval to replat a tract of land to establish Nicole 2 Subdivision, generally located south of the intersection of Baltic Road and Larkspur. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
7. **150432**: Request by Yolanda Colebank for approval to replat a tract of land to establish Highland Forest Subdivision, No. 7, generally located northeast of Blyth Ave and Shetland Drive. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
8. **150489**: Request by John R. Swanson, Best Equity Ventures Organization III of Texas, L.L.C., for approval to subdivide a tract of land to establish Pomona Park Subdivision, generally located north of the intersection of Pomona Park Drive and Oakhill Park Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
9. **160001**: Request by Natalie Griffith, Habitat for Humanity of San Antonio, Inc., for approval to subdivide a tract of land to establish Lenwood Heights Unit 1 Subdivision, generally located southwest of the intersection of W. Commerce Street and S. Acme Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
10. **160002**: Request by Natalie Griffith, Habitat for Humanity of San Antonio, Inc., for approval to subdivide a tract of land to establish Lenwood Heights Unit 2 Subdivision, generally located southwest of the intersection of South Acme Road and West Commerce Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

11. **160097**: Request by Beau S. King, Sun Belt Estates, LLC, for approval to subdivide a tract of land to establish New Sulphur Springs Subdivision, generally located at the southeast intersection of New Sulphur Springs Road and Cover Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
12. **160101**: Request by John E. Reinhart, CST Stations Texas, LLC. and Darren P. Casey, Rockport Family Partnership, Ltd., for approval to subdivide a tract of land to establish Corner Store at Crosswinds Way Subdivision, generally located southwest of the intersection of O'Connor Road and Crosswinds Way. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Time Extension

13. **120114**: Request by Kenneth W. Brown, Brown & Ortiz, P.C. acting as agent for Rolling Village I, Ltd., 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 Fairview Acres Subdivision Unit 2, generally located northwest of Loop 1604 and Nacogdoches Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, richard.carrizales@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

15. **PLAN AMENDMENT # 16031** (Council District 9): A request by Donald J. Kuyrkendall, for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.3394 acres, Lot 17, Block 1, NCB 13197, located at 123 West Rhapsody from "Business Park" to "Light Industrial." Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

17. **PLAN AMENDMENT #16033** (Council District 10): A request by Kaufman & Killen (c/o 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 2.25 acres of land out of NCB 15911, located at 11357 North Interstate Highway 35 from "Regional Center" to "Specialized Center". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov, Development Services Department)
18. **PLAN AMENDMENT # 16034** (Council District 1): A request by David Triplett, 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 Lots 1, 2, 3, 4, 5, and 6, Block 13, NCB 8448, located at 1611-1615 West Avenue and 110 Frost Street from "Neighborhood Commercial" to "Community Commercial." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)
19. **PLAN AMENDMENT # 16036** (Council District 3): A request by Jerry Arredondo, 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 approximately 0.9820 acres of land out of Lot 14, Block 2, NCB 10764, Lot 10, Block 2, NCB 10764, and the South 89.5 Feet of Lot 2, Block 2, NCB 10764, located at 2255, 2257, 2261 South WW White Road from "Neighborhood Commercial" to "Community Commercial." Staff recommends Approval. (Mary Morales-Gonzales, Planner (210) 207-5550,

Chairman Martinez asked for a motion for items as presented.

Motion: Commissioner McNair to approve all items on the combined agenda as presented.

Second: Commissioner Koehne

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Land Transactions

14. S.P. No. 1873: A resolution to declare as surplus two improved, City owned properties located at 503 and 507 Nolan Street in Council District 2 and authorizing sale to Enrlour Investments LLC. Staff recommends Approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements).

Martha Almeria, TCI Management Analyst, presented item and recommended Approval.

Applicant, not present.

No citizens appeared to speak.

Chairman Martinez asked for a motion for item # 14 **S.P. No. 1873** as presented.

Motion: Commissioner Peck made a motion for Approval

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Comprehensive Master Plan Amendments

16. PLAN AMENDMENT # 16032 (Council District 5): A request by Walter Serna, 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 Lots 24 and C, Block A, NCB 7787, and 0.099 acres out of NCB 7787, located at 156, 158, 160 Koepke Avenue from "Low Density Residential" to "Mixed Use." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

Shepard Beamon, Planner, presented item and recommended Approval.

Staff mailed 34 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Gil Vargas, representative, stated the planned project of a parking lot on the subject property for the Gonzaba Medical Group. Explained the significance for the closer parking was for patient safety.

The following citizens appeared to speak:

Maria Charles, spoke in opposition.

Enrique Castro, spoke in opposition.

Carl Charles, spoke in opposition.

Lisa Mermella, spoke in opposition.

Chairman Martinez asked for a motion for item # 16 **PA 16032** as presented.

Motion: Commissioner McNair made a motion for Denial

Second: Commissioner Sherrill

In Favor: Martinez, Peck, Sherrill, Garcia, McNair, Carson, Koehne, Shaw

Opposed: Rodriguez

Motion Passed for DENIAL

Approval of Minutes

Consideration and Action on Minutes from March 23, 2016

Motion: Commissioner Peck to approve minutes as presented

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report:

- Cards and Fiesta Medals from the Director of Development Services Rod Sanchez, were presented to the Planning Commissioners.

Adjournment

There being no further business, the meeting was adjourned at 2: 37 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

Melissa Ramirez, Interim Assistant Director