

City of San Antonio



AGENDA Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, April 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, Sherrill, Garcia, McNair, Carson, Koehne
Absent: Rodriguez, Rinehart**

- 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.

Staff stated that item # 5, 150266 would be pulled from the agenda for April 27, 2016.

5. **150266:** Request by Peter Greenblum, 202 Keller, Inc., for approval to subdivide a tract of land to establish 202 Keller IDZ Subdivision, generally located southwest of the intersection of South Flores and Keller Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

Combined Items

Christopher McCollin, Planner, presented items.

Plats

1. **140296:** Request by Michael Rodriguez for approval to replat a tract of land to establish MR Estates Subdivision, generally located northeast of the intersection of Pleasanton Road and Trumbo Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).
4. **150253:** Request by Frank Arroyo, Bold Creek Investments, LLC., for approval to subdivide a tract of land to establish Elm View Subdivision, generally located on the intersection of Five Palms Drive and Elm Valley Drive. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
6. **150390:** Request by Emiliano Guerrero, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Champions Park Unit 4D Subdivision, generally located northwest of the intersection of Marbach Road and Loop 1604 West. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

7. **150578**: Request by Chesley I. Swann, III, Milestone Potranco Development, LTD., for approval to replat a tract of land to establish Seale Subdivision Unit 9, generally located north of the intersection of Ivory Keys and Emerald Edge. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
8. **160064**: Request by John Cork, CW-Westpointe, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit 22-O Subdivision, generally located southwest of the intersection of Cottonwood Way and Sage Run. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
9. **160161**: Request by Joseph Hernandez, KB Home, for approval to replat a tract of land to establish Falcon Landing Unit 1A Subdivision, generally located southwest of the intersection of Geronimo Drive and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).
11. **PLAN AMENDMENT # 16037** (Council District 9): A request by Sia Sayyadi, 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 1.501 acres of land out of NCB 17087, generally located at the intersection of Vista Del Norte and Wurzbach Parkway from "Neighborhood Commercial" to "Community Commercial." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

Chairman Martinez asked for a motion for the items as presented.

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

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Commissioner Carson recused himself from item #2 at 2:01 p.m.

2. **140476**: Request by Larry Baumgardner, Dominion Grand Partners I, L.L.C. for approval to subdivide a tract of land to establish Shaenfield Commercial Subdivision, generally located southwest of the intersection of Loop 1604 and Shaenfield Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Chris McCollin, Planner, presented item and recommended Approval.

No citizens appeared to speak.

Chairman Martinez asked for a motion for item # 2, **140476** as presented.

Motion: Commissioner Sherrill made a motion for Approval

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Carson re-entered the Planning Commission meeting at 2:02 p.m.

3. **150209:** Request by Karen Little and Jomo, Ltd., is requesting that the Planning Commission Rescind The Local House Subdivision Plat no. 150209 approved September 9, 2015, generally located west of the intersection of I.H. 10 and Milsa Drive. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Chris McCollin, Planner, presented item and recommended Approval.

Kenneth Gindy, representative, stated the applicant is planning to sell the property for a restaurant, and is helping with the platting process.

No citizens appeared to speak.

Chairman Martinez asked for a motion for item # 3, **150209** as presented.

Motion: Commissioner Peck made a motion for Approval

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passed

10. **PLAN AMENDMENT # 16035** (Council District 3): A request by Roger R. Jimenez, 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 on Lot 8, NCB 12894 and Lot 35, NCB 12891 located at 4642 Rigsby Avenue and 2406 Tyne Drive from "Community Commercial" and "Low Density Residential" to "Community Commercial." Staff recommends Approval. (Mary Moralez-Gonzales, Planner, 210-207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

Mary Moralez-Gonzales, Planner, presented item and recommended Approval.

Staff stated the Jupe Manor Neighborhood Association requested item #10 be continued until the May 11, 2016 Planning Commission Meeting.

Roger Jimenez, representative, stated the applicant is requesting the plan amendment to rezone the property to allow parking for commercial trucks. He stated the surrounding area's properties are mostly commercial.

The following citizens appeared to speak:

Larry Jackson, spoke in opposition.

Chairman Martinez asked for a motion for item # 10, **PA 16035** as presented.

Motion: Commissioner Peck made a motion for a continuance to May 11, 2016

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

- 12.** Consideration and Action on Minutes from April 13, 2016.

Motion: Commissioner Carson to approve minutes as presented

Second: Commissioner Koehne

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report

Adjournment

There being no further business, the meeting was adjourned at 2: 18 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'M. Martinez', with a stylized flourish at the end.

Marcello D. Martinez, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read 'Melissa Ramirez', with a stylized flourish at the end.

Melissa Ramirez, Interim Assistant Director