

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, June 8, 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,
- **Absent:** Koehne
- Arianne Villanueva, World Wide Translators, was present.
- **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 #3, Plat 15047, #5, Plat 15064 and #13, Plat 16038 would be pulled from the agenda for June 8, 2016.

Combined Items

Chris McCollin, Planner, presented items.

Plats

- Item # 1 **150346:** Request by Tim and Elsa Parker, Domi Developers, LLC., for approval to replat a tract of land to establish 4803 Anacacho, generally located southwest of the intersection of Anacacho and Stahl Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 4 **150550:** Request by Jim Rado, David Weekley Homes, for approval to replat a tract of land to establish Roanoke Subdivision, generally located at the intersection of Oakdell Way and Roanoke Run. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 6 **160182:** Request by John E. Reinhart, CST Stations Texas, LLC, for approval to replat and subdivide a tract of land to establish CST #1089 Subdivision, generally located southeast of the intersection of Vance Jackson and Loop 1604. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 7 **160234:** Request by Joe Hernandez, KB Homes Lone Star, INC., for approval to replat a tract of land to establish Missiones Monumentation Subdivision, generally located at the intersection of Mission Gate and Mission Rock. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 8 **060771:** Request by Todd Etter, HLL II Land Acquisitions of Texas L.P., of a three (3) year Performance Guarantee Time Extension for Highlands Farms III Unit 9 Subdivision, generally located southeast of the intersection of Old Seguin Road and Summer Fest Drive. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- Item # 9 **060772:** Request by Todd Etter, HLL II Land Acquisitions of Texas L.P., for a three (3) year Performance Guarantee Time Extension for Highlands Farms III Unit 10 Subdivision, generally located southeast of the intersection of Summer Fest Drive and Sunrise Laurel. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department)

- Item # 10 **120413:** Request by Stephen Budorick, COPT San Antonio II, LP, for a three (3) year Site Improvement Time Extension for Sentry Gateway, Bldg 300 Subdivision, generally located south of the intersection of Potranco Road and West Military Drive. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Street Name Change

- Item # 11 Street Name Change **Case 16-002** Van Buren Lane to Pape Farms Lane - Located between Worldland and Woodury Avenue. City Council District 10 (Donna Camacho, Sr. Planner, donna.camacho@sanantonio.gov, Development Services Department)

Land Transactions

- Item #12 Consideration of a Resolution supporting a request by the City of San Antonio to declare as surplus and dispose of City owned real property consisting of approximately 0.801 acres of land being a portion of Public Water R.O.W., Block 1, N.C.B. 13812, located within City Council District 1. (Ryan Kuhl, Real Estate Manager, (210) 207-4081, ryan.kuhl@sanantonio.gov, Center City Development & Operations Department)

Motion

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

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

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

- Item # 2 **150388:** Request by Chesley I. Swann III, Milestone Potranco Development, Ltd., for approval to replat and subdivide a tract of land to establish Grosenbacher Ranch Unit-1A Subdivision, generally located southeast of the intersection of Grosenbacher Road and Madrona. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268 jose.garcia4@sanantonio.gov, Development Service Department)

Chris McCollin, Planner, presented item #2 to the Planning Commission with staff's recommendation of Approval

Trey Dawson, representative, was available for questions.

The following citizens appeared to speak:

Allen Bordlong, spoke in opposition.

Sarah Rosinick, spoke in opposition.

Sabrina Santiago, TCI, stated a **DNR (Do Not Record)** was placed on the plat until all improvements were made by Bexar County.

Motion: Commissioner Peck made a motion for a two week continuance.

Second: Commissioner Garcia

After further Discussion, Commissioner Peck withdrew his motion for a two week continuance and made a second motion to approve the item.

Chairman Martinez asked for a motion for item # 2, **Plat 150388** as presented.

Motion: Commissioner Peck made a motion for Approval.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Carson recused himself from Item # 14 at 2:14 p.m.

Item #14 **PLAN AMENDMENT #16045** (Council District 9): A request by Mario Herrera, 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 Lots 8, 9, and 10, Block 2, NCB 17261, located at 849 West Rhapsody Drive from "Business Park" to "Light Industrial". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

Erica Greene, Planner, presented item #14 PA 16045 to the Planning Commission with staff's recommendation of Approval.

Applicant not present.

The following citizens appeared to speak:

Ofelia Garza, spoke in opposition.

Motion

Chairman Martinez asked for a motion for item # 14, Plan Amendment 16-045 as presented.

Motion: Commissioner Rodriguez made a motion for a continuance to June 22, 2016.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Carson re-entered the Planning Commission meeting at 2:23 p.m.

Approval of Minutes

Item # 15 Consideration and Action on Minutes from May 25, 2016

Motion

Motion: Commissioner Peck to approve minutes as presented

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report:

- No Director's Report

Adjournment

There being no further business, the meeting was adjourned at 3:20 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'Marcello D. 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 large, flowing loop at the end.

Melissa Ramirez, Interim Assistant Director