

City of San Antonio



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

September 28, 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
- Absent – Rodriguez, Koehne

- Arianne Villanueva, World Wide Translators, 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.

Combined Items

Juanita Romero, Planner, presented items.

Plats

- Item # 2 **130280:** Request by Jacques Braha, BMP 1604 Developers, LTD. is requesting that the Planning Commission rescind the Bulverde Market 4 Subdivision Plat No. 130280 approved March 11, 2015, generally located south of the intersection of Bulverde Road and Classen Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3 **150156:** Request by Kamal C. Elhabr, San Antonio Independent School District, for approval to replat a tract of land to establish Rogers Elementary Replat Subdivision, generally located at the southwest corner of McIlvaine Street and Breeden Avenue. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 4 **150374:** Request by Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3, Ltd. and Bitterblue/Rogers Water Interests Ltd., for approval to subdivide a tract of land to establish Shavano Ranch Road, Phase I Subdivision, generally located north of the intersection of Northwest Military Highway and Loop 1604 West. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 6 **150437:** Request by Jay Byler, authorized agent for RSI Winding Oaks, LLC, for approval to subdivide a tract of land to establish East Evans Road Subdivision, PUD, generally located southwest of the intersection of East Evans Road and Hanging Oak. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-0210, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 7 **150448:** Request by Thad Rutherford, Southstar Mission Del Lago Developer, LLC, for approval to subdivide a tract of land to establish Mission Del Lago Unit 9C (T.I.F.) Subdivision, generally located southeast of the intersection of Del Lago Parkway and Hagen Way Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 8 **150456:** Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC, for approval to vacate and re-subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 4B-1 Subdivision, generally located south of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

- Item # 9 **150594:** Request by Norman T. Dugas, Jr., Remuda 530, L.P, for approval to subdivide a tract of land to establish Remuda Ranch North Unit 8 Subdivision, generally located north of Farm to Market Road 471 and west of Galm Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 10 **150594:** Request by Robert Trautmann, Marbach Development, LLC., for approval to replat and subdivide a tract of land to establish Park Place Phase II, Unit 6A Subdivision, generally located northwest of the intersection of Wooden Fox and Marbach Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 11 **160225:** Request by John E. Reinhart, CST Stations Texas, LLC, for approval to subdivide a tract of land to establish CST #1842 Subdivision, generally located at the southeast corner of Potranco Road and Arcadia Path. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Annexation

- Item # 13 A public hearing and resolution recommending approval of the request from the City of Kirby for the City of San Antonio to adjust its municipal boundary by releasing approximately 93.1 acres to the City of Kirby. (Bridgett White, (210) 207-5487, Bridgett.White@sanantonio.gov, Department of Planning & Community Development)

Comprehensive Master Plan Amendments

- Item #14 (Continued from 09/14/16) PLAN AMENDMENT # 16067 (Council District 7): A request by Chad Johannesen, for approval of a resolution to amend the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.240 acres out of NCB 18309, located in the 7800 Block of Tezel Road from "Neighborhood Commercial" to "Medium Density Residential". Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016232)
- Item #16 PLAN AMENDMENT # 16072 (Council District 4): A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 88.719 acres out of NCB 18087, located at 13527 SW Loop 410 from "General Urban Tier" and "Agribusiness/RIMSE Tier" to "Suburban Tier". Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016246)

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 Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Item # 1 **15-00012:** PUD 15-00012: Request by Randall House of Matiraan, Ltd, for approval of a Planned Unit Development to establish Casa Bella Estates Subdivision, generally located on the south to southeast side of Jones Maltsberger Road and Redland Road. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

Juanita Romero, Planner, presented item #1 to the Planning Commission with staff's recommendation of Approval

Lee Mangum, representative, stated the request is within the proper boundaries and meets all floodplain requirements from the City of San Antonio.

The following citizens appeared to speak:

Valerie Larson-Lohr, concerned with encroachment and flooding issues.

Motion

Chairman Martinez asked for a motion for item # 1, **PUD 15-00012** as presented.

Motion: Commissioner Carson made a motion for Approval.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

- Item # 5 **150383:** Request by Randall House, Matiraan, Ltd., for approval to replat and subdivide a tract of land to establish Casa Bella Estate, PUD Subdivision, generally located southeast of the intersection of Redland Road and Jones Maltsberger Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Juanita Romero, Planner, presented item #5 to the Planning Commission with staff's recommendation of Approval, and stated the plat is associated with item #1 PUD 15-00012.

Lee Mangum, representative, available for questions.

No citizens appeared to speak.

Motion

Chairman Martinez asked for a motion for item # 5, **150383** 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 # 12 at 2:09 p.m.

- Item # 12 **160342:** Request by Chad Nugent, Ladera I, LLC, for approval to subdivide a tract of land to establish Ladera, Unit-1C (Enclave) Subdivision, generally located west of State Highway 211 and north of US Highway 90. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Juanita Romero, Planner, presented item #12 to the Planning Commission with staff's recommendation of Approval.

Applicant not present.

No citizens appeared to speak.

Motion

Chairman Martinez asked for a motion for item # 12, **160342** as presented.

Motion: Commissioner Garcia made a motion for Approval.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Carson re-entered the Planning Commission meeting at 2:10 pm.

Item #15 **PLAN AMENDMENT #16069** (Council District 6): A request by Brown & Ortiz, P.C., 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 3, 4, and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 from “Rural Estate Tier” to “Regional Center”. Staff Recommends Denial with Alternate Recommendation. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016237 S)

Nylih Acosta, Planner, presented item #15 PA 16069 to the Planning Commission with staff’s alternate recommendation of “Suburban Tier”

James Griffin, representative, amended Plan Amendment request to staff’s alternate recommendation of “Suburban Tier”.

The following citizens appeared to speak:

Brad Taylor, North San Antonio Hills Neighborhood Association, spoke in favor of Amendment.

Lila Theis, spoke in favor of amendment.

Mike Dammon, Treasurer of San Antonio Hills Neighborhood Association, spoke in favor of amendment.

Motion

Chairman Martinez asked for a motion for item # 15, Plan Amendment 16069 as presented.

Motion: Commissioner Peck made a motion for Approval as amended.

Second: Commissioner Carson

In Favor: Unanimous

Opposed: None

Motion Passed

Item #17 **PLAN AMENDMENT #16073** (Council District 10): A request by Kaufman & Killen, Inc., 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 18.907 acres out of NCB 16587, located in the 7000 Block of East Loop 1604 from “Suburban Tier” to “Specialized Center”. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, Erica.Greene@sanantonio.gov Development Services) (Associated Zoning Case Z2016253)

Erica Greene, Planner, presented item #17 PA 16073 to the Planning Commission with staff’s recommendation of approval.

Ashley Farrimond, representative, requested a 2 week continuance to October 12, 2016 to work with the community.

The following citizens appeared to speak:

Jaime Arechiga, spoke in favor of the requested continuance.

Salah Diab, spoke in favor of the requested continuance.

Jessica Lombardi, spoke in favor of the requested continuance.

Motion

Chairman Martinez asked for a motion for item # 17, Plan Amendment 16073 as presented.

Motion: Commissioner Sherrill made a motion for a continuance to October 12, 2016.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

Item #18 **PLAN AMENDMENT #16074** (Council District 9): A request by the City of San Antonio, 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 22.03 acres out of NCB 13847, NCB 13848, and NCB 13060, located at multiple addresses along East and West Turbo Drive, Rendezvous Drive, Reverie Drive, and Braniff Drive from "Business Park" to "Light Industrial." Staff recommends Approval. (John Osten, Sr. Planner (210) 207-2187, John.Osten@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016255 S)

John Osten, Senior Planner, presented item #18 PA 16074 to the Planning Commission with staff's recommendation of approval. He stated the Land Use request will allow the rezoning to be possible, and he has received verbal support from the surrounding community.

The following citizens appeared to speak:

Cynthia Kerr, spoke in favor.

Motion

Chairman Martinez asked for a motion for item # 18, Plan Amendment 16074 as presented.

Motion: Commissioner Garcia made a motion for Approval.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passed

Item #19 Request to reschedule the Planning Commission meetings of November 9, 2016, November 23, 2016, and December 28, 2016. Staff recommends Approval. (Luz Gonzales, Interim Planning Manager, Development Services Department, luz.gonzales@sanantonio.gov (210) 207-7893)

Luz Gonzales, Planning Manager, presented the Planning Commission with alternate meeting dates of: Friday November 18, 2016 at 2pm, and Wednesday December 14, 2016 at 2pm.

Motion

Chairman Martinez asked for a motion for item # 19, as presented.

Motion: Commissioner Carson made a motion for Approval for the alternate meeting dates of Friday November 18, 2016 at 2pm, and Wednesday December 14, 2016 at 2pm.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 20 Consideration and Action on Minutes from September 14, 2016.

Motion

Motion: Commissioner Carson to approve minutes as presented

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report:

Adjournment

There being no further business, the meeting was adjourned at 2:24 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

Melissa Ramirez, Interim Assistant Director