

City of San Antonio



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

December 14, 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 | Christopher Garcia |
Jody R. Sherrill | Michael Garcia Jr | Casey Whittington |
June Kachtik | Kacy Cigarroa | Andrew Ozuna |

Ex-Officio Members

Francine Romero, Chair Zoning Commission | Mary Rogers, Chair Board of Adjustment |
| Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

1:00 P.M. - Work Session, Tobin Room

1:45 P.M. – Oath of New Planning Commission Members

2:00 P.M. - Call to Order, Board Room

- **Roll Call**
- **Present: Martinez, Peck, M. Garcia, Sherrill, Whittington, Kachtik, Cigarroa, Ozuna, C. Garcia, Rogers**
- **Absent : None**
- Soraya Stanley, 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.

Election of Officers

CHAIRMAN

Luz Gonzalez, Interim Planning Manager, called for nominations for Chairman.

Commissioner Martinez nominated George Peck for Chairman and was seconded by Commissioner Rogers.

ALL VOTED IN AFFIRMATIVE.

VICE-CHAIR

Chairman Peck, called for nominations for Vice-Chair.

Commissioner Rogers nominated Marcello Martinez for Vice-Chair and was seconded by Chairman Peck.

ALL VOTED IN AFFIRMATIVE.

PRO-TEM

Chairman Peck, Planning Manager, called for nomination for Pro-Tem.

Commissioner C. Garcia nominated himself for Pro-Tem and was seconded by Commissioner Whittington.

Commissioner Martinez nominated Jody Sherrill for Pro-Tem and was seconded by Commissioner Peck.

Three (3) votes for Sherrill and seven (7) votes for C. Garcia.

C. Garcia won Pro-tem by majority.

George Peck resumed the Planning Commission meeting as Chairman.

Combined Items

Chris McCollin, Planner, stated Item #14 **160319** was postponed from today's agenda, and presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **150130:** Request by Bruce C. Petersen, US Real Estate Limited Partnership, for approval to replat and subdivide a tract of land to establish Town Center at La Cantera Phase IIA (Enclave) Subdivision, generally located east of the intersection of Agave Pass and Via La Cantera. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

- Item # 2 **150336:** Request by Denise Barker, Magdalena Ministries, Inc., for approval to replat a tract of land to establish Magdalena House (Enclave) Subdivision, generally located southeast of the intersection of Babcock Road and Lockhill Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3 **150367:** Request by Leslie K. Ostrander, DRH Land Opportunities I, Inc., for approval to subdivide a tract of land to establish Riposa Vita Unit 3 Subdivision, generally located southwest of the intersection of Sinclair Road and Espada Falls. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 4 **150453:** Request by Joseph C. Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Carmona Hills Subdivision Unit 3B, generally located west of the intersection of Dulce Meadow and Picoso Point. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 5 **160100:** Request by Lloyd A. Denton, Jr., SA Kinder West Units 1 & 2, for approval to subdivide a tract of land to establish Kinder Parkway, Unit 5 Subdivision, generally located west of Kinder Parkway and Hastings Ridge. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
- Item # 6 **160107:** Request by Lloyd A. Denton Jr., Bitterblue/Two Creeks North, LTD., for approval to subdivide a tract of land to establish Two Creeks, Unit – 16 (Enclave) Subdivision, generally located northwest of the intersection of Interstate Highway 10 West and Two Creeks Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 7 **160121:** Request by Joseph Hernandez, K.B. Home Lonestar, Inc., for approval to subdivide a tract of land to establish Sawyer Meadows Unit 4, generally located east of FM 1560 and north of Culebra Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 8 **160126:** Request by Abraham Marcos, Sama Developers, LLC., for approval to replat a tract of land to establish Tesoro Ridge Subdivision, generally located southeast of the intersection of Lookout Road and Judson Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 9 **160145:** Request by Joe C. Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Miller Ranch Unit 7A Subdivision, generally located north of IH-10 and west of Foster Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

- Item # 10 **160183:** Request by John E. Reinhart, CST Stations Texas, LLC, and Amin Guindi Cohen, Galleria Ventures LTD, for approval to subdivide a tract of land to establish CST #1840 Subdivision, generally located at the intersection of Vance Jackson and UTSA Boulevard. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 11 **160212:** Request by Emiliano Guerrero, Pulte Homes of Texas, L.P. for approval to subdivide a tract of land to establish Alamo Ranch 49C, Ph. 2, PUD, generally located west of the intersection of Del Webb Boulevard and La Villita Way. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 12 **160230:** Request by Joey Guerra, HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Horizon Pointe Unit 7 Subdivision, generally located northeast of the intersection of Sierra Sunset Road and North Foster Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 13 **160293:** Request by Raymundo Rivera, for approval to replat a tract of land to establish Martinique Subdivision, generally located east of the intersection of Logwood Avenue and West Petaluma Boulevard. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 14 **160319:** Request by James A. Japhet, Trinity Oaks SA, LTD., for approval to replat a tract of land to establish Tuscan Oaks Unit 3C (PUD) Subdivision, generally located south of Tuscan Crest and west of Smothsonian Valley Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210 Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 15 **160337:** Request by Jacques R. Braha, BMP 1604 Developers, Ltd., for approval to replat and subdivide a tract of land to establish BMP/NRPMarket Development MPCD Subdivision, generally located east of the intersection of Bulverde Road and Redland Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 16 **160382:** Request by Chad Nugent, Ladera I, LLC., for approval to subdivide a tract of land to establish Grosenbacher Unit-2 Subdivision, generally located southwest of the intersection of West Grosenbacher Road and Banditos Ridge. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 17 **160405:** Request by Rick Sheldon, FCS Creamer, LTD, for approval to replat and subdivide a tract of land to establish Shaenfield Vista Subdivision, generally located at the intersection of Shaenfield Road and Charles W. Anderson Loop (FM) 1604. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

- Item # 18 **160447:** Request by Harry B. Adams, DeZavala Corners, LLC., for approval to subdivide a tract of land to establish DeZavala Corners Subdivision, generally located at the intersection of DeZavala Road and Stable Oak. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Land Transaction

- Item # 19 **S.P. 1995:** A resolution to close, vacate and abandon intersecting portions of Blackberry and Lealand Drives Public Rights of Way near 6001 NW Loop 410, in Council District 7, as requested by Caliburn Capital. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)

Variance

- Item # 20 **FPV: 16-007 & 16-008:** Request by LF2 Tezel 2 AC, LP. for approval of a variance request associated with a Conditional Letter of Map Revision (CLOMR) for a commercial tract (Zoned C-3R) located at the southwest corner of Timber Ranch and Tezel Road. Staff recommends [Approval. (Sabrina Santiago, Senior Engineering Associate, (210) 207-0182, Sabrina.santiago@sanantonio.gov, TCI Department)]

Comprehensive Master Plan Amendments

- Item #27 **PLAN AMENDMENT # 17006 (Council District 1):** A request by Brown & Ortiz, for approval of a resolution to amend the future land use plan contained in the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks/Open Space" to "Community Commercial" on Lots 6-14, Block 56, NCB 7147 and Lots 1-5, 23-26, Block 57, NCB 7160, located in the 1200 Block of Fresno Drive. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017015)
- Item #28 **PLAN AMENDMENT # 17007 (Council District 3):** A request by David Medrano, for approval of a resolution to amend the future land use plan contained in the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks and Open Space" to "Community Commercial" on Lots 10 and 11, Block 21, NCB 12135, located at 6703 Enfield Road. Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, Oscar.Aguilera@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017026)
- Item #30 **PLAN AMENDMENT # 17009 (Council District 2):** A request by Brown and Ortiz, P.C. for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Light Industrial" on Lot 7, Block 1, NCB 16374, located at 5823 Rittiman Plaza. Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, Oscar.Aguilera@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017026)

Motion

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

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

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passed

Postponements/Withdrawn Items:

Item # 14 Plat # **160319** - Postponed

Individual Items

Commissioner Cigarroa recused herself from Item # 21 at 2:07 p.m.

Item # 21 **FPV-17-002** - Request by Leon Creek, Ltd. for approval of a variance request associated with parking lot construction where water depths exceed six (6) inches during a future 1% annual chance storm event for a commercial tract located at 23534 IH-10, San Antonio, Texas, 78257. Staff recommends Approval. (Sitework Permit AP#P2169863)

Chris McCollin, Planner, presented Item # 21 to the Planning Commission.

William Kroll, Pape-Dawson Engineer representative, stated he has worked with the staff and has concluded six (6) inches of flooding in the parking area will be allowed.

Jacob Powell, TCI, worked with representative to advise the public there will be a small amount of flooding.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 21, **FPV-17-002** as presented.

Motion: Commissioner Sherrill made a motion for Approval.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passed

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

Item # 22 **PLAN AMENDMENT #16084 (Council District 9):** A request by Kaufman & Killen, 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 from "Rural Estate Tier" to "General Urban Tier" on Lot 1, Block 37, NCB 19216, located in the 20700 Block of Blanco Road. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016283)

Erica Greene, Planner, presented Item 22 to the Planning Commission.

Ashley Farrimond, Representative, requested continuance to January 11, 2017.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 22, PA 16084 as presented.

Motion: Commissioner Martinez made a motion for a continuance to January 11, 2017.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 23 **PLAN AMENDMENT # 16085 (Council District 7):** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the Ingram Hills Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential Estate” and “Community Commercial” to “High Density Residential” on 13.061 acres out of NCB 11545, located in the 4800 Block of Callaghan Road. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016273)

Nylih Acosta, Planner, presented Item 23 to the Planning Commission with staff’s recommendation for Approval. She stated 34 notices were mailed to property owners within 200 feet, 7 notices received in opposition and 8 notices in favor. The Ingram Hills Neighborhood Association is in opposition and no response from the Thunderbird Hills Neighborhood Association.

Catherine Hernandez, Planning Manager, stated the case was previously heard and approved on October 26, 2016, however regarding a notification error within BCad the case was re-noticed and re-sent to Planning Commission.

The Planning Commissioners commented and discussed the options for this case.

Ken Brown, representative, stated the applicant would like to move forward with the decision from the Planning Commission. The representative assured the Planning Commission working with the community will continued

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 23, **PA 16085** as presented.

Motion: Commissioner Rogers made a motion for a continuance to January 11, 2017.

Second: Commissioner Kachtik

In Favor: Rogers, Kachtik, C. Garcia, Sherrill, M. Garcia

Opposed: Peck, Martinez, Cigarroa, Whittington, Ozuna

Motion Failed

The case was presented to the Planning Commission for a recommendation.

Ken Brown, representative, assured the Planning Commission they will continue to work with the community, and stated they are seeking approval.

No citizens appeared to speak.

The Planning Commissioners commented and discussed the options for this case.

Motion

Chairman Peck asked for a motion for item # 23, **PA 16085** as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Whittington.

In Favor: Peck, Martinez, M. Garcia, Cigarroa, Whittington, C. Garcia, Ozuna

Opposed: Rogers, Kachtik, Sherrill

Motion Passed

Item # 24 **PLAN AMENDMENT # 17001 (Council District 10):** A request by Lee Re, for approval of a resolution to amend the future land use plan contained in the San Antonio International Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use" to "Regional Commercial" on 1.016 acres out of NCB 15862, located at 11203 Perrin Beitel Road. Staff recommends Denial. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017003)

Nyliah Acosta, Planner, presented item #24 PA 17001 to the Planning Commission with staff's recommendation of Denial.

Staff stated 15 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition and no response from the Hills of Park North Neighborhood Association.

Applicant was not present.

Catherine Hernandez, Planning Manager, stated staff is working with the applicant on a possible amending change to the zoning request. She stated staff and the applicant are in agreement for a continuance to January 11, 2017.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 24, **17001** as presented.

Motion: Commissioner C. Garcia made a motion for a continuance to January 11, 2017.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner M. Garcia recused himself from Item # 25 at 2:39 p.m.

Item # 25 **PLAN AMENDMENT # 17003 (Council District 7):** A request by Brown & Ortiz, 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 from "Mixed Use" and "Parks and Open Space" to "Mixed Use" on 33.127 acres out of NCB 18559, located at 7615 Bandera Road. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017007)

Erica Greene, Planner, presented item #25 PA 17003 to the Planning Commission with staff's recommendation of Approval.

Staff stated 21 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition.

James Griffin, representative, stated the request is for a garden style apartment complex over 33 acres, and Zoning Commission has recommended Approval.

The following citizens appeared to speak:

Larry Bradford, spoke in opposition.

Motion

Chairman Peck asked for a motion for item # 25, **17003** as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner M. Garcia re-entered the Planning Commission meeting at 2:44 pm.

Item # 26 **PLAN AMENDMENT # 17004 (Council District 3):** A request by Johnny Valadez, 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 from "Low Density Residential" to "Mixed Use" on the North 100 Feet of Lot 4, Block 14, NCB 3232, located at 116 East Malone Street. Staff recommends Denial. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017009)

Nyliah Acosta, Planner, presented item #26 PA 17004 to the Planning Commission with staff's recommendation of Denial.

Staff stated 21 notices were mailed to property owners within 200 feet, 4 returned in favor, and 1 returned in opposition.

Johnny Valdez, representative, stated the property has been an automotive shop in the past, and recently became a working welding shop. He stated the request is to keep the welding shop operating.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 26, **17004** as presented.

Motion: Commissioner Whittington made a motion for Denial.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed as Denial

Item #29 **PLAN AMENDMENT # 17008 (Council District 10):** A request by Jerry Arredondo, for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks and Open Space" to "Regional Commercial" on Lot 3, NCB 13751, located at 3315 Nacogdoches Road. Staff recommends Denial. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017018)

Nyliah Acosta, Planner, presented item #29 PA 17008 to the Planning Commission with staff's recommendation of Denial.

Staff stated 18 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition.

Jerry Arredondo, representative, stated the property should be zoned "C-3" to coincide with the surround properties with a planned project for shipping containers. The representative claimed to have received a Zoning Verification letter from the City of San Antonio stating a mapping error in regards to the zoning. The representative stated he would be in agreement with "C-2" if all his requests for his project would be allowable.

The following citizens appeared to speak.

Bjorn Beatgs, spoke in opposition.

Maria Sweeney, spoke in opposition.

Motion

Chairman Peck asked for a motion for item # 29, **17008** as presented.

Motion: Commissioner Martinez made a motion for Approval to Community Commercial.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 31 Consideration and Action on Minutes from November 18, 2016.

Motion

Motion: Commissioner Sherrill to approve minutes as presented

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report:

- The next Planning Commission meeting will be January 11, 2017, with the work session starting at 1:30 p.m.

Adjournment

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

APPROVED

George Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director