

City of San Antonio



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

January 11, 2017

2:00 PM

1901 S. Alamo

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

George W. Peck, Chair |
Marcello Martinez, Vice Chair | Christopher Garcia, Pro-Tem|
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 |

1:30 P.M. - Work Session, Tobin Room

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

- **Roll Call**
- **Present: Peck, Martinez, C. Garcia, Sherrill, Cigarroa, Whittington, Kachtik, Ozuna**
- **Absent : M. Garcia**
- 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 the combined hearing items to the Planning Commission.

Plats

- Item # 1 **150521:** Request by Leslie K. Ostrander, Continental Homes of Texas L.P., for approval to replat and subdivide a tract of land to establish Redbird Ranch, Unit 11C-1 Subdivision, generally located north of Fly Catcher and Grey Catbird. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 2 **150568:** Request by Veryl Lee Darnold, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Vista Bella Unit 2B-1, Enclave, generally located northwest of the intersection of Canyon Gold Road and Solitude Cove. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 3 **160017:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Redbird Ranch Unit 9A Subdivision, generally located east of the intersection of Reeves Loop and Hollimon Parkway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 5 **160235:** Request by Jay A. Hanna, WPE Ventures, LLC., for approval to subdivide a tract of land to establish Westpointe East-Unit 22F (Enclave) Subdivision, generally located south of the intersection of Wiseman Road and Westcreek Oaks. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 6 **160239:** Request by Natalie Griffith, Habitat for Humanity of San Antonio, Inc., for approval to subdivide a tract of land to establish Lenwood Heights Unit 3 Subdivision, generally located southwest of the intersection of West Commerce and South Acme Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-2010, martha.bernal@sanantonio.gov, Development Services Department)
- Item # 7 **160295:** Request by Efraim Varga, S Presa Development, LLC., for approval to replat and subdivide a tract of land to establish Lotus Urban Townhomes East IDZ Subdivision, generally located northeast of the intersection of South Presa Street and Leopold Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

- Item # 8 **160296:** Request by Efraim Varga, S Presa Development, LLC., for approval to replat and subdivide a tract of land to establish Lotus Urban Townhomes West IDZ Subdivision, generally located southwest of the intersection of South Presa Street and Lotus Avenue. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 9 **160326:** Request by David C. Frye, San Antonio 2015, LLC., for approval to subdivide a tract of land to establish Heritage Oaks Unit 5A MPCD Subdivision, generally located southeast of the intersection of Shane Road and Big Spring Lane. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 10 **160335:** Request by Ernest Garcia, for approval to replat a tract of land to establish Garcia Addition BSL Subdivision, generally located northwest of the intersection of Timbercreek Drive and Palmgrove Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 11 **160345:** Request by Reynaldo Reyes, for approval to replat a tract of land to establish Three Kings BSL Subdivision, generally located northeast of the intersection of Laurelwood Drive and Blossom View. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 12 **160363:** Request by Jay A. Hannah, WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westpointe East-Unit 22L Subdivision, generally located northwest of the intersection of Tower Forest and Sage Run. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 13 **160384:** Request by Lloyd S. Moody, Dove Creek Development, LLC., for approval to replat a tract of land to establish Dove Canyon Subdivision, generally located west of the intersection of Falcon Wolf and Loop 1604. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 14 **160453:** Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Mirabel, Unit-4 Subdivision, generally located northeast of the intersection of Old Fredericksburg Road and Ralph Fair Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Variance

- Item # 15 **TPV 17-005** Variance Request by Mr. Loyce D. Clark, for approval of a tree preservation variance request from Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.” (Mark C Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 18 **PLAN AMENDMENT # 17010 (Council District 8):** A request by Patrick W. Christensen, 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 3.693 acres out of Lot 25, NCB 13662, located at 8308 Fredericksburg Road from "Regional Center" to "Mixed Use Center". Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017030)
- Item # 19 **PLAN AMENDMENT # 17011 (Council District 1):** A request by Enrique Lavintman, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.082 acres out of NCB 1716, located at 640 East Evergreen Street from "Low Density Residential" to "Medium Density Residential". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017031)
- Item # 20 **PLAN AMENDMENT # 17012 (Council District 5):** A request by Big Red Dog Engineering (Russell Yeager), for approval of a resolution to amend the future land use plan contained in the Lonestar Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.429 acres out of NCB 2986, located at 1915 South Presa Street from "Low Density Mixed Use" to "High Density Mixed Use". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017038)
- Item #21 **PLAN AMENDMENT # 17013 (Council District 2):** A request by Brown & Ortiz, PC, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 17.266 acres out of NCB 10597, located in the 5300 Block of Dietrich Road from "Business Park" to "Industrial". Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017043)

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 with the exception of items # 4, # 17, and # 22.

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Motion Passed

Postponements/Withdrawn Items:

Item # 16 PA 16084 - Postponed
Item # 17 PA 17001 - Withdrawn

Individual Items

Chairman Peck recused himself from Item # 4 at 2:05 p.m.

Item # 4 **160124:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Valley Ranch Unit 2B Subdivision, generally located northeast of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Juanita Romero, Planner, presented Item # 4 to the Planning Commission.

Applicant passed time to address the Planning Commission.

No citizens appeared to speak.

Motion

Vice Chair Martinez asked for a motion for item # 4, **160124** as presented.

Motion: Commissioner Sherrill made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Chairman Peck re-entered the Planning Commission meeting at 2:06 pm.

Item # 22 **MAJOR THOROUGHFARE PLAN AMENDMENT:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by: (1) Realigning a proposed segment of Mechler Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Galm Road on the Major Thoroughfare Plan and the existing Mechler Road just north of Highway 90; (2) Realigning a proposed segment of the North/South Connector also known as Stevens Parkway, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Galm Road on the Major Thoroughfare Plan; (3) Realigning a proposed segment of Marbach Road also known as West Groesenbacher, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan approximately 6,169 feet to the west between Highway 211 and the adopted extension of Marbach; and (4) Designating a segment of Potranco Road as a Primary Arterial requiring 120 feet of right-of-way between Hollimon Parkway and County Road 381. Staff recommends approval. (Rebecca Pacini, AICP, Senior Transportation Planner, (210) 207-4087, rebecca.pacini@sanantonio.gov, Transportation & Capital Improvements Department)

Rebecca Pacini, Senior Transportation Planner, presented item # 22 to the Planning Commission with a power point presentation, and requested a continuance to February 8, 2017. The presentation explained the area affected will be the Western side of Bexar County into Media County, and maps were presented and the areas were explained in detailed. Ms. Pacini explained the Major Thoroughfare Plan Amendment is to update areas where development has occurred.

Trey Dawson, representative, addressed the Planning Commission questions.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 22, Major Thoroughfare Plan Amendment as presented.

Motion: Commissioner Cigarroa made a motion for a continuance to February 8, 2017.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 23 Consideration and Action on Minutes from December 14, 2016.

Motion

Motion: Commissioner Whittington made a motion to approve the minutes as presented

Second: Commissioner C. Garcia

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

George Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director