

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

October 26, 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

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: Martinez, Peck, Rodriguez, Garcia, Sherrill, McNair, Carson, Rogers**
- **Absent –Koehne**

- Esther Emergui, 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

Andrew Martinez, Planner, presented items.

Plats

- Item # 1 **150186:** Request by Johnny Stevens, San Antonio Land Fund I, for approval to replat and subdivide a tract of land to establish Big Country Subdivision Unit 18 Phase 1 generally located northwest of the intersection of SW Loop 1604 and Marbach Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, mercedes.rivas2@sanantonio.gov, Development Services Department)

- Item # 2 **150378:** Request by Gordon V. Hartman, Shaggy Development, LLC, for approval to replat and subdivide a tract of land to establish Wortham Oaks Unit 17 & 21 (Enclave) Subdivision, generally located northwest of the intersection of Hanging Oak and Upper Oaks Lane. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

- Item # 3 **150389:** Request by Emiliano Guerrero, Pulte Homes of Texas, LP., for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, generally located southwest of the intersection of Persimmon Cove and Argos Star. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

- Item # 4 **160297:** Request by Chester Drash, Elm Creek 1604, LLC, for approval to subdivide a tract of land to establish Elm Creek Crossing Subdivision, generally located southwest of the intersection of Loop 1604 and Jones Maltsberger. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Variances

- Item # 5 **TPV 17-001** Variance Request by Mr. David Cupit, M.W. Cude Engineers, for approval of a tree preservation variance to mitigate for the removal of 80% significant and 100% heritage trees in excess of the minimum preservation of protected trees in place under the 2015 Tree Preservation Ordinance for construction of the Tribute Ranch Subdivision. (Mark C Bird, (210)207-0278, mark.bird@sanantonio.gov, Development Services Department)

Annexations

- Item # 6 A public hearing and resolution recommending approval of the voluntary annexation of 11 tracts of land consisting of approximately 409.6 acres located in the southern portion of San Antonio's extraterritorial jurisdiction into the City of San Antonio limits, and providing equivalent City services to the properties. [Bridgett White, Director of the Department of Planning and Community Development, 210-207-0147, bridgett.white@sanantonio.gov].
- Item # 7 Public Hearing and Consideration of a resolution recommending approval of Development Agreements between the City of San Antonio and multiple property owners of property appraised for ad valorem tax purposes as agricultural, wildlife management or timber use and removal from the South San Antonio Limited Purpose Annexation Areas 1-4 to guarantee continued extraterritorial status for a period of 7 years. (Bridgett White, Director, Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)
- Item # 8 A public hearing and resolution recommending the removal of a tract of land located at 4526 S. Loop 1604 consisting of approximately 150.26 acres from the South San Antonio Area 4 Limited Purpose Annexation Area and the approval of an Industrial District Non-Annexation Agreement (IDA) and associated Fire Services Agreement (FSA) for term of ten years. [Bridgett White, Director of the Department of Planning and Community Development, 210-207-0147, bridgett.white@sanantonio.gov].

Comprehensive Master Plan Amendments

- Item #9 **(Continued from 10/12/16) PLAN AMENDMENT # 16075 (Council District 2):** A request by Brown & Ortiz, 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 of 15.83 acres out of NCB 10615, located at 4843 Lord Road from "Low Density Residential" to "High Density Residential". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016257)
- Item #10 **PLAN AMENDMENT # 16076 (Council Districts 3 and 4):** A request by the City of San Antonio 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 approximately 257.94 acres of land, located at multiple addresses, from "Suburban Tier" and "Agribusiness/RIMSE Tier" to "Civic Center", "Country Tier", and "Rural Estate Tier". Staff recommends Approval. (Logan Sparrow, Principal Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2016259)

- Item #11 **PLAN AMENDMENT # 16081 (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 5.593 acres out of NCB 17727, located in the 17700 block of Bulverde Road, from "Suburban Tier" to "Regional Center". Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016267 ERZD)
- Item #14 **PLAN AMENDMENT # 16086 (Council District 9):** A request by Shavano Rogers Ranch North No. 3 Ltd., 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 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located at 4939 North Loop 1604 West from "Suburban Tier" and "Specialized Center" to "Mixed Use Center". Staff recommends Approval. (Logan Sparrow, Principal Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016277 ERZD)
- Item #15 **PLAN AMENDMENT # 16087 (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 North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 3, Block 1, NCB 13300, located at 4902, 4918, 4920, and 4924 Fredericksburg Road from "Mixed Use Center" to "Specialized Center". Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302 Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016278)

Motion

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

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

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Item # 12 **PLAN AMENDMENT #16083 (Council District 5):** A request by Robert Flores, for approval of a resolution to amend the future land use plan contained in the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by adding the Heavy Industrial Future Land Use Category that allows for "I-1" General Industrial District and "I-2" Heavy Industrial District zoning categories and by changing the future land use of Lot 8 and 9, Block 1, NCB 6439, located at 313 and 315 Frio City Road, from "Low Density Mixed Use" to "Heavy Industrial". Staff recommends Denial with an Alternate Recommendation. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016271 S)

Erica Greene, Planner, presented item #12 PA 16083 to the Planning Commission. She stated staff's alternate recommendation from Heavy Industrial to Light Industrial.

Robert Flores, applicant, stated he agreed to staff's alternate recommendation of Light Industrial, explaining his business was conducted indoors. He also stated the request is to join the two (2) lots together in the future to build on the property.

Esther Emergui, World Wide Translators, translated for the applicant.

No citizens appeared to speak.

Motion

Chairman Martinez asked for a motion for item # 12, **PA 16083** as presented.

Motion: Commissioner Carson made a motion for Approval.

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 13 **PLAN AMENDMENT # 16085 (Council District 7):** A request by HomeSpring Realty Partners and Vickrey & Associates, Inc. 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 of 13.061 acres out of NCB 11545, located in the 4800 Block of Callaghan Road from “Low Density Residential Estate” and “Community Commercial” to “High Density Residential”. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016273)

Nyliah Acosta, Planner, presented item #13 PA 16085 to the Planning Commission with staff’s recommendation of Approval

Mike Hogan, Developer, presented the proposed planned project of a modern quality apartment complex with affordable housing for families. He stated he has tried to communicate and address the concerns of the surrounding community and homeowners.

The following citizens appeared to speak:

Garth Dennis, spoke in opposition of the planned project.

Orlando Solis, spoke in opposition of the planned project.

Richard Menchaca, spoke in opposition of the planned project.

Steve Martinez, Ingram Hills Neighborhood Association President, spoke in opposition of the planned project.

Carmen Dennis, yielded minutes to Diane Duesterhoeft.

Diane Duesterhoeft, spoke in opposition of the planned project.

Catherine Varella, yielded minutes to Diane Duesterhoeft.

Pete Araiza, spoke in opposition of the planned project.

Richard Brogam, spoke in opposition of the planned project.

Vera Billingsley, spoke in opposition of the planned project.

Elizabeth Luderus, yielded minutes to Vera Billingsley.

Mike Phillips, Ingram Hills Neighborhood Association Vice President, spoke in opposition of the planned project.

John Bustos, yielded minutes to Mike Phillips.

Joann Torres, spoke in opposition of the planned project.

Cynthia Spielman, Beacon Hill Neighborhood Association President, spoke in opposition of the planned project.

Jeff Tondy, Project Engineer, passed time, and stated he was available for questions.

Allison Guettner, yielded minutes to Steve Oppoon.

Steve Oppoon, yielded minutes to George Block.

George Block, Property Owner, spoke in favor of the planned project of an apartment complex. He stated it would be better for the community to have affordable housing in the area instead of a car lot or auto repair shop.

Jim Santiago Bernal, spoke in opposition of the planned project.

Raymond Gregand, spoke in opposition of the planned project.

Meagan Garcia, spoke in favor of the planned project.

Vanessa Abelar, spoke in favor of the planned project.

Motion

Chairman Martinez asked for a motion for item # 13, Plan Amendment 16085 as presented.

Motion: Commissioner Carson made a motion for Approval.

Second: Commissioner McNair

In Favor: Martinez, Peck, Rodriguez, McNair, Carson

Opposed: Sherrill, Garcia, Rogers

Motion Passed

Approval of Minutes

Item # 16 Consideration and Action on Minutes from October 26, 2016.

Motion

Motion: Commissioner Peck to approve minutes as presented

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report:

- Resigned Commissioners Thanked for service
- New Appointments before City Council on November 3, 2016
- Tentative Commissioner Orientation on November 9, 2016
- New Officer Elections on November 18, 2016

Adjournment

There being no further business, the meeting was adjourned at 3:38 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'MDM', followed by a period.

Marcello D. Martinez, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read 'Melissa Ramirez', written over the printed name.

Melissa Ramirez, Interim Assistant Director