

City of San Antonio



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

February 8, 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, C. Garcia, Sherrill, M. Garcia, Cigarroa, Whittington, Kachtik, Ozuna**
- **Absent : Martinez**
- Olga Valadez, 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

Jose Garcia, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **150542:** Request by Peter Greenblum, 214C, LLC., for approval to subdivide a tract of land to establish Josephine IDZ Subdivision, generally located northwest of the intersection of East Grayson Street and Hackberry Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 2 **160132:** Request by Bruce Cash, I-10 Investments, LTD., for approval to replat a tract of land to establish Paloma Replat Subdivision, generally located southwest of Interstate Highway 10 East and Weichold Road Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 3 **160210:** Request by Robert Trautmann, Marbach Development, LTD., for approval to replat and subdivide a tract of land to establish Park Place Phase II, Unit 6B Subdivision, generally located northwest of the intersection of Marbach Road and Rousseau. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 4 **160355:** Request by Bradley J. Stein, Forestar (USA) Real Estate Group, Inc., for approval to subdivide a tract of land to establish Monteverde Unit-1, Phase 2 (Enclave) Subdivision, generally located northwest of the intersection of Marriott Parkway and Monteverd Heights. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 5 **160422:** Request by Charlie Turner, K/T TX Holdings, LLC, for approval to subdivide a tract of land to establish Pearl District Townhomes, IDZ Subdivision, generally located at the intersection of Interstate Highway-35 North Access Road and Oleander Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 10 **(Continued from 1/11/17) 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 Rd., a Secondary Arterial Type A, between existing Mechler Rd. and proposed Galm Rd.; (2) Realigning a proposed segment of the North/South Connector also known as Stevens Parkway, a Secondary Arterial Type A, between Potranco Rd. and proposed Galm Rd.; (3) Realigning a proposed segment of Marbach Rd. also known as W. Groesenbacher, a Secondary Arterial Type A, between proposed Highway 211 and proposed Mechler Rd.; (4) Designating a segment of Potranco Rd. as a Primary Arterial between Hollimon Parkway and Mechler Rd. also known as CR 381; and (5) Realigning a proposed segment of Galm Rd., a Secondary Arterial Type A, running east 1.4 miles from the proposed Mechler Rd. Staff recommends approval. (Rebecca Pacini, AICP, Senior Transportation Planner, (210) 207-4087, rebecca.pacini@sanantonio.gov, Transportation & Capital Improvements Department)

Motion

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

Motion: Commissioner M. Garcia motioned to approve all items on the combined agenda as presented with the exception of items 6, 7, & 9.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passed

Postponements/Withdrawn Items:

Item # 8 PA 17017 – Withdrawn

Individual Items

Item # 6 **PLAN AMENDMENT # 16010 (Council District 9):** 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 from "Suburban Tier" to "General Urban Tier" on 10.673 acres of land out of NCB 18218, generally located in the 23000 Block of North U.S. Highway 281. Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016040)

Nyliah Acosta, Planner, presented Item 6 PA 16010 to the Planning Commission with staff's recommendation for Approval. She stated 31 notices were mailed to property owners within 200 feet, 14 returned in opposition and 1 returned in favor.

Ashley Farrimond, representative, stated the request is for General Urban Tier for a multi-family housing project that would be suitable for the area. The representative presented a presentation to the Planning Commission on the background information and processes of working with the community.

The following citizens appeared to speak:

Michael Parker, Winchester Hills Homeowners Association, stated the NA has worked with the representative for agreement terms.

Motion

Chairman Peck asked for a motion for item # 6, **16010** as presented.

Motion: Commissioner M. Garcia made a motion for Approval.

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 7 **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 at 20700 Block of Blanco Road. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Number Z2016283 ERZD)

Erica Greene, Planner, presented Item 7 PA 16084 to the Planning Commission with staff's recommendation for Approval. She stated 23 notices were mailed to property owners within 200 feet, 10 returned in opposition and 0 returned in favor.

Ashley Farrimond, representative, stated the request is for General Urban Tier for a multi-family housing project. The representative stated the request is appropriate for the area, and she has been working with the Wilderness Oak Alliance and surrounding community. The representative also explained the current zoning and the proposed zoning with the obligations from the developer for the subject property to the Planning Commission.

Amy Avery, Traffic Engineer, stated a traffic study was performed and significant traffic improvements have been proposed with the development of the project.

The following citizens appeared to speak:

Ryan Sweeney, President of the Promontory Pointe Homeowners Association, stated the neighborhood association is not opposed.

John Kent, President of the Wilderness Oaks Alliance, spoke in favor.

Alain Arrienta, spoke in opposition in regards to safety and privacy.

Paul Maloy, spoke in opposition for homeowner association.

Edgar Salinas, spoke in opposition.

Delfinia Suastegui, spoke in opposition in regards to traffic and safety.

Rebecca Foster, spoke in opposition and was not informed by HOA.

Kelly Wilnes, spoke in opposition in regards to traffic and safety.

Lance Williams, spoke in opposition and concerned for the proposed traffic signals.

Jordan Lueck, spoke in opposition in regards to traffic.

Scott Horsley, spoke in opposition and was not informed by HOA.

Colby & Angi Lockwood, concerned for the planned project and requested a continuance.

Juan Silva, spoke in opposition in regards for traffic and safety.

Arlene Silva, spoke in opposition.

Commissioner questions and comments regarding the plan amendment request.

Motion

Chairman Peck asked for a motion for item # 7, PA 16084 as presented.

Motion: Commissioner Cigarroa made a motion for Approval.

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Whittington recused himself from Item # 3 at 3:05 p.m.

Item # 9 **PLAN AMENDMENT # 17020 (Council District 8):** A request by Brown & Ortiz PC. for approval of a resolution to amend the future land use 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 "Suburban Tier" on 4.274 acres out of NCB 34034, located in the 140-150 Block of Palmilla Court. Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, Oscar.Aguilera@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2017035)

Catherine Hernandez, Planning Manager, presented item #9 PA 17020 to the Planning Commission with staff's recommendation of Approval.

Representative passed on speaking time.

Motion

Chairman Peck asked for a motion for item # 9, PA 17020 as presented.

Motion: Commissioner M. Garcia made a motion for Approval.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Recused: Whittington

Motion Passed

Commissioner Whittington re-entered the Planning Commission meeting at 3:06 pm.

Approval of Minutes

Item # 11 Consideration and Action on Minutes from January 25, 2017.

Motion

Motion: Commissioner C. Garcia made a motion to approve the minutes as presented

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report

Adjournment

There being no further business, the meeting was adjourned at 3:07 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director