



**Planning Commission
Minutes**

Development and Business Services
Center
1901 South Alamo

March 22, 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

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- Present: Peck, Martinez, C. Garcia, Cigarroa, Whittington, Kachtik, Ozuna, Rogers

- Absent : M. Garcia, Sherrill

- Olga Valadez, SEFLA Languages, translator was 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

Christopher McCollin, Planner, presented the combined hearing items to the Planning Commission.

Planned Unit Development

- Item # 1 **PUD 15-00010:** Request by Jorge Garcia, Randolph Townhomes, LLC, for approval of a Planned Unit Development to establish Randolph Park Estates, PUD, generally located northeast of the intersection of Randolph Boulevard and Crestway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Plats

- Item # 2 **150280:** Request by Jorge Garcia, Randolph Townhomes, LLC., for approval to replat a tract of land to establish Randolph Park Estates, PUD Subdivision, generally located northeast of the intersection of Randolph Boulevard and Crestway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 4 **160051:** Request by Blake Harrington, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Alamo Ranch Unit 53B Phase 3 Subdivision, generally located south of the intersection of Alamo Ranch Del Webb Boulevard and Sabinal River. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 5 **160331:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Fallbrook-Unit 6, Enclave Subdivision, generally located southwest of the intersection of Woodland Green and Bowmans Lane. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 6 **160425:** Request by Michael Sivage, Sivage Community Development, Inc., for approval to subdivide a tract of land to establish Miller Ranch- Unit 4 Subdivision, generally located northwest of the intersection of Lazo Valley and Indian Forest. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 7 **160493:** Request by Joe Hernandez, KB Home Lonestar, Inc., for approval to replat and subdivide a tract of land to establish Texas Research Park Unit 2 Subdivision, generally located southeast of the intersection of Omicron Drive and Lambda Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

- Item # 8 **160567:** Request by Julio Zetina, Hoofs LLC., for approval to replat and subdivide a tract of land to establish Magnolia Fig Gardens Redux Subdivision, generally located northeast of the intersection of Driskill Drive and Benrus Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 9 **160585:** Request by Jeremy Flach, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Steubing Farm Tract 2 (Enclave) Subdivision, generally located along the northeast corner of Babcock Road and Steubing Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 11 **170061:** Request by Mariana Munante, Lima Square, LLC., for approval to replat a tract of land to establish Coleman Subdivision, generally located northeast of the intersection of Bee Street and Coleman Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 12 **S.P. 1933** - A Resolution recommending the closure, vacation and abandonment of a 0.409 acre improved portion of Rouse Avenue located between NCB 2005 and NCB 2006 and a 0.378 acre improved portion of Peacock Avenue located between NCB 2004 and 2005 in Council District 7 as requested by the Salvation Army Boys & Girls Club. Staff recommends approval. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 13 **S.P. 1942** - Request of a Resolution authorizing the closure, vacation, and abandonment of an 0.236 acre improved portion of Avenue A Street Public Right of Way located between Newell Avenue and the access road of Interstate Highway 35 adjacent to New City Blocks A-8, 6325 and 6326 in Council District 1, as requested by Broadway SA Investors GP, LLC, for a fee of \$116,172.00 (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 14 **S.P. 1945:** A resolution supporting the closure, vacation and abandonment of 0.069 of an acre portion of alley Public Right of Way, located between Alling Street and Appler Street, in Council District 2, as requested by North Alamo Properties LLC. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 15 **S.P. 1957** - Consideration of a Resolution recommending the closure, vacation and abandonment of a 0.275 acre (11,979 square feet) unimproved portion of Roper Street right-of-way between Dignowity Drive and Runnels Avenue in Council District 2 as requested by Live Small, LLC. Staff recommends approval. (Mary L. Fors, Management Analyst, Transportation & Capital Improvements, 207-4083, mary.fors@sanantonio.gov)

- Item # 16 **S.P. 2001** - Consideration of a resolution supporting the declaration as surplus and sale of a 0.04 acre (1,650 square feet) unimproved property located in NCB 2909, Block 11, in Council District 3, to Frank and Paulette Halvorson. (Mary L. Fors, Management Analyst, Transportation & Capital Improvements, 207-4083, mary.fors@sanantonio.gov)

Comprehensive Master Plan Amendments

- Item # 17 **PLAN AMENDMENT # 17030 (Council District 6):** A request by Patrick W. Christensen for approval of a resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "General Urban Tier" and "Suburban Tier" to "Mixed Use Center" on 85.34 acres out of NCB 18288, located at 7000 Potranco Road. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017100)

Other Items

- Item # 18 A request by the George Gervin Youth Center for approval of a resolution declaring as surplus and authorizing the supplemental sale and disposition of the 9.889 acres located at 301 Spriggsdale at fair market value. Staff recommends Approval. (Case Manager: Al Gordon (210) 207-6979, albert.gordon@sanantonio.gov, Department of Planning and Community Development)

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 3 & 19.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Postponements/Withdrawn Items:

Item # 10 170053 – Postponed

Chairman Peck recused himself from Item # 3 at 2:06 p.m.

Individual Items

Item # 3 **160019:** Request by Leslie Ostrander (agent), Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch Unit 4B Subdivision, generally located southeast of the intersection of Pardner Ranch and Cottonwood Gap. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Christopher McCollin, Planner, presented Item 3 to the Planning Commission with staff's recommendation for Approval.

No citizens appeared to speak.

Motion

Vice Chair Martinez asked for a motion for item # 3, as presented.

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

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Chairman Peck re-entered the Planning Commission meeting at 2:07 pm.

Item # 19 Consideration of appointees to the Planning Commission Technical Advisory Committee (PCTAC) to fill expired or vacant terms. (Yvette Thomas, Senior Planner (210) 207-8214, yvette.thomas@sanantonio.gov, Development Services Department)

The Planning Commission interviewed candidates for the following categories:

- Registered Architect
- Registered Professional Engineer
- Community Representative
- Environmental/Historic Preservation
- Development/Real Estate Professional
- Planning Professional
- Experienced Member

Motion

Chairman Peck asked for a motion for appointment of the Registered Architect category for PCTAC.

Motion: Commissioner Martinez motioned to reappoint **Hanley** as first (2 year term –April 26, 2019) and **John** as second (alternate for 2 term – April 26, 2019).

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for appointment of the Registered Professional Engineer category for PCTAC.

Motion: Commissioner Martinez motioned to appoint **Kossel** as first (2 year term April 26, 2019), **Leonard** as second (2 year term April 26, 2019), **Cox** as third (1 year term- April 26, 2018), and **Lin** as fourth (alternate for 1 year term- April 26, 2018).

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for appointment of the Environmental/Historic Preservation category for PCTAC.

Motion: Commissioner Martinez motioned to appoint **Bell** as first (2 year term- April 26, 2019)

Second: Commissioner Rogers

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for appointment of the Community Representative category for PCTAC.

Motion: Commissioner Cigarroa motioned to appoint **Grau** as first (2year term –April 26, 2019), **Manna** as second (2 year term –April 26, 2019), **Coltrane** as third (1 year term – April 26, 2018), and **Colvin** as fourth (1 year term – April 26, 2018).

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for appointment of the Development/Real Estate Professional category for PCTAC.

Motion: Commissioner C. Garcia motioned to appoint **Fernandez** as first (2 year term – April 26, 2019), **Wright** as second (1 year term- April 26, 2018), and **Moore** as third (alternate for 1 year- April 26, 2018)

Second: Commissioner Rogers

In Favor: Unanimous

Opposed: None

Motion Passed

The Planning Professional category is vacant.

Motion

Chairman Peck asked for a motion for appointment of the Experienced Member category for PCTAC.

Motion: Commissioner Martinez motioned to appoint **Dawson Jr.** as first (2 year term- April 26, 2019)

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 20 Consideration and Action on Minutes from March 8, 2017.

Motion

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

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report

Adjournment

There being no further business, the meeting was adjourned at 2:47 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director