



**Planning Commission
Minutes**

Development and Business Services
Center
1901 South Alamo

April 12, 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, Sherrill, Cigarroa, Whittington, Kachtik, Ozuna, Rogers

- Absent : M. Garcia, C. Garcia

- Arianne Villanueva, 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

Juanita Romero, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **150325:** Request by Simon Kuri, Revit LLC., for approval to replat a tract of land to establish Highland Forest Replat Subdivision, generally located south of the intersection of South East Military Drive and Dumbarton Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 2 **160067:** Request by Jay Byler, RSI Stillwater, LLC, for approval to subdivide a tract of land to establish Stillwater Ranch North Bridge Subdivision, generally located northwest of the intersection of Silver Pointe and Stillwater Parkway. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 3 **160072:** Request by John D. Hutchinson, Gehan Homes, LTD., for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 4A-2 Subdivision, generally located southwest of the intersection of Arcadia Path and Tripoli. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 4 **160281:** Request by Richard G. Anderson, Falcon-Briggs Ranch, LLC., for approval to replat a tract of land to establish HWY 211 Briggs Ranch MF Subdivision, generally located southeast of the intersection of Highway 211 (Texas Research Parkway) and Briggs Ranch Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 5 **160316:** Request by Jay Byler, RSI Stillwater, LLC., for approval to subdivide a tract of land to establish Stillwater Ranch Unit 29 Subdivision, generally located west of the intersection of Stillwater and Silver Pointe. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 6 **160321:** Request by Jay Byler, RSI Stillwater, LLC., for approval to subdivide a tract of land to establish Stillwater Ranch Unit 23 Subdivision, generally located west of the intersection of Stillwater Pass and Silver Pointe. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 7 **160419:** Request by Gordon V. Hartman, Shaggy Development, LLC, for approval to subdivide a tract of land to establish Wortham Oaks, Unit 18 & 19 (Enclave) Subdivision, generally located northeast of the intersection of Evans Road and Wortham Oaks Boulevard. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 8 **160474:** Request by John Cork, CW-TRP, LLC, for approval to subdivide a tract of land to establish Texas Research Park Unit-4 Subdivision, generally located northwest of the intersection of Omicron Drive and Lambda Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

- Item # 9 **160505:** Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to replat and subdivide a tract of land to establish Marbach Village Unit 4 Subdivision, generally located south of the intersection of Marbach Road and Marbach Oaks. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 10 **160593:** Request by Jay Byler, RSI Stillwater, LLC, for approval to replat a tract of land to establish Stillwater Ranch Unit 16 Subdivision, generally located southwest of the intersection of Stillwater Pass and Silver Pointe. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 11 **160595:** Request by Gordon Hartman, Velma Development, LLC, for approval to subdivide a tract of land to establish Summerhill Subdivision Unit 2, generally located northwest of the intersection of Scenic Lake Drive and Boeing Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210 Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 12 **170019:** Request by Lloyd A. Denton Jr., Quarry Heights Villas, Ltd., for approval to replat and subdivide a tract of land to establish Lincoln Heights Townhomes (PUD) Subdivision, generally located southeast of the intersection of Basse Road and Forestshire. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 14 **S.P. 2028 :** A Resolution recommending the closure, vacation and abandonment of a 0.2834 acre (12,345 square feet) unimproved portion of June Avenue located between Dignowity and Runnels in Council District 2 as requested by University Health System. Staff recommends approval. (Mary L. Fors, Management Analyst, Transportation & Capital Improvements, 207-4083, mary.fors@sanantonio.gov)

Comprehensive Master Plan Amendments

- Item # 16 **PLAN AMENDMENT # 17029 (Council District 8):** A request by Kaufman & Killen, Inc for approval of a resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "Specialized Center" on Lot 1, Block 5, NCB 14848, located at 15938 University Oak. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017089 S ERZD)
- Item # 18 **PLAN AMENDMENT # 17035 (Council District 3):** A request by David Perez for approval of a resolution to amend 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 Lots 10 & 11, Block 31, NCB 8663, located at 111 E. Crane Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017110)

- Item # 20 **PLAN AMENDMENT # 17038 (Council District 3):** A request by Brown & Ortiz for approval of a resolution to amend the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Regional Commercial” to “Mixed Use Center” on 1.015 acres out of NCB 10879, located at the Southwest corner of Sidney Brooks and Aeromedical Road. Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017121)
- Item # 21 **PLAN AMENDMENT # 17039 (Council District 10):** A request by Kaufman & Killen, Inc. for approval of a resolution to amend the North Sector Plan, by changing the future land use from “Suburban Tier” to “Regional Center” on 30.667 acres out of Lot 5, Block 10, NCB 17728, located at the 3900 Block of N Loop 1604 E. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov Development Services Department) (No Associated Zoning Case)
- Item # 22 **PLAN AMENDMENT # 17041 (Council District 1):** A request by Kaufman and Killen, Inc for approval of a resolution to amend the Lavaca Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “High Density Residential” on Lots 3 and 4, Block 7, NCB 926, located at 410, 414, and 418 Barrera Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107), Daniel.Hazlett@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017123)

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 13, 15, 17, 19, 23 and 24.

Second: Commissioner Whittington

In Favor: Unanimous

Opposed: None

Motion Passed

Postponements/Withdrawn Items:

Item # 15 **PA 17034** – Postponed

Individual Items

- Item # 24 Consideration of appointing Michael Moore to the Planning Commission Technical Advisory Committee (PCTAC) as an experienced member.

The Planning Commission interviewed Mr. Moore for the Experienced Member category on the PCTAC.

No citizens appeared to speak.

Motion

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

Motion: Commissioner Martinez made a motion to appoint Mr. Moore for the Experienced Member category

Second: Commissioner Whittington

In Favor: Peck, Martinez, Cigarroa, Whittington, Ozuna

Opposed: Kachtik

Abstained: Rogers

Motion Passed

- Item # 13 **S.P. 1828** Resolution recommending the sale of City owned real property: A) A resolution recommending the city declare as surplus a 23.30 acre unimproved tract of land in the Southwest Business & Technology Park located at State Highway 151 and Old Highway 90 in City Council District 6, and authorize its sale to the San Antonio Food Bank; and B) Termination of a 20 year lease agreement with the San Antonio Food Bank for the use of an unimproved approximate 23.55 acre tract of land for use as an urban farm project in Council District 6. Staff recommends approval. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, Transportation & Capital Improvements Department)

Mary Fors, Management Analyst TCI, presented Item # 13 to the Planning Commission with staff's recommendation for Approval.

The following citizens appeared to speak:

Rey Rodriguez, yielded time to the Eiginio Rodriguez

Javier Gutierrez, yielded time to the Eiginio Rodriguez

Eiginio Rodriguez, presented a power point of the concerns and issues with the request regarding encroachment on to the military base area.

Meg Reyes, JB SA, stated she monitors and works with DSD on the developments surrounding the areas of our military bases. She stated the proposed project is compatible with the land use and will continue to work with the food bank for the assured use of agricultural.

Motion

Chairman Peck asked for a motion for item # 13, as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 17 **PLAN AMENDMENT # 17032 (Council District 5):** A request by Brown & Ortiz for approval of a resolution to amend 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 Lots 21 and 22, NCB 2852, located at 319 W. Mitchell Street. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017103)

Nyliah Acosta, Planner, presented Item # 17 PA 17032 to the Planning Commission with staff’s recommendation for Approval.

Staff stated 48 notices were mailed to property owners within 200 feet, 1 returned in favor, 0 returned in opposition, and no response from the Lonestar Neighborhood Association.

Carolyn Brown, representative, stated the request is for Mixed Use for an affordable apartment complex. The representative stated she met with the Lonestar Neighborhood Association and they are not opposed.

Jason Arechiga, developer, presented a picture of similar complexes to show the style of the proposed project. He stated the apartments would be mixed income prices.

The following citizens appeared to speak:

Jaime Tovar, spoke in opposition of low income housing in the neighborhood.

Motion

Chairman Peck asked for a motion for item # 17, PA 17032 as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Recused: Whittington

Motion Passed

Item # 19 **PLAN AMENDMENT # 17036 (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 "Suburban Tier" to "General Urban Tier" on Lot 2, Block 4, NCB 18284, located at 7796 Culebra Road. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017119)

Nylih Acosta, Planner, presented Item # 19 PA 17036 to the Planning Commission with staff's recommendation for Approval.

Staff stated 13 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and the Pipers Meadow Neighborhood Association is not opposed.

Patrick Christensen, representative, presented a presentation to explain the proposed project of a multi-family apartment complex and the need for General Urban Tier.

The following citizens appeared to speak:

Edward Castor, spoke in opposition due to street congestion.

Motion

Chairman Peck asked for a motion for item # 19, PA 17036 as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 23 **Memorial Designation Case S17-001:** A request to add a Memorial Designation of "Archbishop Patrick Flores Memorial Way" on a portion of W. Woodlawn Ave., between N. Zarzamora and Bandera Road. (Luz M. Gonzales, Interim Planning Manager, (210) 207-7893, luz.gonzales@sanantonio.gov, Development Services Department).

Luz M. Gonzales, Interim Planning Manager DSD, presented Item # 23 to the Planning Commission with staff's recommendation for Approval. She stated the "Archbishop Patrick Flores" Memorial Designation was sponsored by District 7, and a community meeting was held to help address any questions or concerns from the surrounding community.

Staff stated 193 notices were mailed to property owners abutting this segment of roadway, 3 returned in favor, and 6 returned in opposition. Four (4) neighborhood Associations were notified, Donaldson Terrace NA, Jefferson NA, Woodlawn Lake NA, and University Park NA.

Staff stated sixteen (16) notices of approval were received through Councilman Medina's office, Woodlawn Lake NA is in opposition, and four (4) letters of support were received from the surrounding community; Central Electric Contract Engineers -Christopher Martinez, Westside Development Corporation -Leonard B. Rodriguez, St. Paul Catholic Church -Reverend Charles J. Chaffman, and from Jefferson NA President – Marie Cooper.

The following citizens appeared to speak:

Gloria Ruiz, spoke in opposition, she stated she attended the community meeting, but thinks the signage is inconvenient.

John Sandoval, spoke in opposition, and concerned with the future street name change.

Rene Hernandez, spoke in favor of the memorial and a future street name change.

Motion

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

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 25 Consideration and Action on Minutes from March 22, 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

- Lunch work session on April 26, 2017 at 12:00 pm to discuss the proposed Alamo Plaza Master Plan.

Adjournment

There being no further business, the meeting was adjourned at 3:42 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director