

City of San Antonio



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

May 10, 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, M. Garcia, Cigarroa, Kachtik, Ozuna, Rogers

- **Absent :** Martinez, Sherrill, Whittington

- Olga Valadez, World Wide Languages, translator was present.

- Citizens to be Heard

Edward Castor, spoke in opposition for items # 10 & 16.

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 **150359:** Request by Leo Gomez, Brooks Development Authority for approval to replat and subdivide a tract of land to establish BCB-Aviation LNDG 2 Subdivision, generally located southwest of the intersection of City Base Landing and Goliad Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 2 **150387:** Request by George A. “Chip” Field, Potranco 2013 Land, LTD, for approval to subdivide a tract of land to establish Stevens Ranch, POD 2A Subdivision, generally located northeast of the intersection of Potranco Road and Stevens Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 4 **160264:** Request by James H. Japhet, NAPA Oaks SA, Ltd., for approval to subdivide a tract of land to establish NAPA Oaks, Unit-5 P.U.D. Subdivision, generally located north of the intersection of Gelvani Vina and Versant Hills. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 5 **160302:** Request by Gordon V. Hartman, Neighborhood Revitalization Initiative, LTD., for approval to subdivide a tract of land to establish Northeast Crossing Units 11A & 13 (TIF) Subdivision, generally located north of the intersection of Cielo Ranch Road and East Midcrown Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 6 **160429:** Request by Norman T. Dugas, Jr., Remuda 530, L.P., for approval to subdivide a tract of land to establish Remuda Ranch North Unit 9 Subdivision, generally located west of the intersection of Galm Road and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 7 **160483:** Request by Sylvia Rusti, for approval to replat and subdivide a tract of land to establish Rusti Ranch Subdivision, generally located northeast of the intersection of South Glenrose Road and Sunny Meadow Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 9 **160572:** Request by Leslie K. Ostrander, Authorized Agent for Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Redbird Ranch Unit 8B Subdivision, generally located northeast of the intersection of Hollimon Parkway and Reeves Loop. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 11 **170034:** Request by Harry Hausman, Vintage Oaks, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Unit 2, Subdivision, generally located northwest of the intersection of Omicron Drive and Potranco Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

- Item # 12 **170035:** Request by Harry Hausman, Vintage Oaks, LLC., for approval to subdivide a tract of land to establish Hunter's Ranch Unit 1 Subdivision, generally located south of the intersection of Potranco Road and County Road 381. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 13 **170043:** Request by Carlo Gutierrez, CP Hauling, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Unit-2A (Enclave) Subdivision, generally located southeast of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 14 **170127:** Request by Jim Rado, David Weekly Homes, for approval to replat a tract of land to establish 201 Probandt (IDZ) Subdivision, generally located southwest of the intersection of Clay Street and Probandt Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Land Transaction

- Item # 15 **S.P. 2044** A Resolution supporting the declaration as surplus and sale of approximately 5.8 acres of unimproved property located at the corner of Richland Hills and Ingram Road (NCB 15329, BLK, Lot P-24D) for the development of a Public-Private Partnership (P3) Senior Independent Living Facility. Staff recommends approval. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, Transportation & Capital Improvements)

Comprehensive Master Plan Amendments

- Item # 17 **PLAN AMENDMENT CASE # 17040 (Council District 8):** A request by Kaufman and Killen 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 "General Urban Tier" on Lot P-8B and P-8C, NCB 14615, located in the 8100 Block of W Hausmann Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017122)
- Item # 19 **PLAN AMENDMENT CASE # 17047 (Council District 10):** A request by Brown and Ortiz for approval of a resolution to amend the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Medium Density Residential" on Lots 45-50, Block 1, NCB 14149, located at 4130-4150 Swans Landing. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017144)

Item # 21 **PLAN AMENDMENT CASE # 17050 (Council District 2):** A request by Mosaic Land Development, LLC for approval of a resolution to amend the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks and Open Space” and “Low Density Residential” to “Low Density Residential” on P-9A, P9-B, P-10, P-11, NCB 16552, located in the 6300 Block of East Loop 1604 North. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, Erica.Greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017153)

Other Items

Item # 23 **Case #17-2628:** A resolution supporting the closure, vacation, abandonment and transfer of ownership to the National Park Service, the former road alignments of Napier Avenue, Mission Road, Woodhull Drive, and Trawalter Drive for a total of 2.1676 acres and six tracts of adjacent City-owned property located near Mission San José for a total of 10.6852 acres; and the City to accept 0.1008 acres of property within the San Antonio Missions National Historical Park from the National Park Service, all in City Council District 3. Staff recommends Approval. (Colleen Swain, (210) 207-4089, Colleen.Swain@sanantonio.gov, World Heritage Office)

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 3, 8, 10, 16, 18, 20, and 22.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Postponed/Withdrawn Items

Item # 18 **PA17046 -Withdrawn**

Individual Items

Chairman Peck recused himself from the Planning Commission meeting at 2:08 pm.

Item # 3 **160125:** Request by Brian Barron, Vice-President of Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Ashton Park Unit 3 (Enclave) Subdivision, generally located southwest of the intersection of Raceland Road and Sebastian Farm. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 3 160125 to the Planning Commission.

Applicant passed time.

No citizens appeared to speak.

Motion

Acting Chairman C. Garcia asked for a motion for item # 3, as presented.

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Chairman Peck re-enter the Planning Commission meeting at 2:10 pm.

Commissioner Cigarroa recused herself from the Planning Commission meeting at 2:11 pm.

Item # 8 **160524:** Request by Brian Otto, Meritage Homes of Texas, L.L.C., for approval to subdivide a tract of land to establish Tribute Ranch, Unit 1 Subdivision, generally located southwest of the intersection of F.M. 1560 and Galm Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
Chris McCollin, Planner, presented item # 7 160580 to the Planning Commission.

Applicant passed.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 8, as presented.

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

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Recused: Cigarroa

Motion Passed

Item # 10 **160580:** (Continued from the April 26, 2017 Planning Commission) Request by Brian Otto, Meritage Homes of Texas., for approval to replat and subdivide a tract of land to establish Landing at French Creek Enclave / PUD Subdivision, generally located at the intersection of Prue Road and Old Prue Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department) Applicant passed.

The following citizens appeared to speak:

Edward Castor, spoke in opposition.

Motion

Chairman Peck asked for a motion for item # 10, as presented.

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

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Recused: Cigarroa

Motion Passed

Commissioner Cigarroa re-entered the Planning Commission meeting at 2:15 pm.

Item # 16 **(Continued from 04/26/17) PLAN AMENDMENT CASE # 17044 (Council District 7):** A request by Brown & Ortiz for approval of a resolution to amend the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” and “Parks and Open Space” to “Community Commercial” on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017135)

Nylih Acosta, Planner, presented Item # 16 PA 17044 to the Planning Commission with staff’s recommendation for Approval.

Staff stated 87 notices were mailed to property owners within 200 feet, 1 returned in favor, and 2 returned in opposition.

James McKnight, representative, stated the planned project would be compatible with the land use plan for a small retail center and an event center for small activities hosted by Immersion Outfitters and 1853 Coffee. The representative stated he has met with the surrounding community to address the concerns for the re-zoning.

The following citizens appeared to speak:

Edward Castor, spoke in opposition.

Stephanie Ramos, spoke in favor and stated this is a gathering place for various groups.

Michelle Meadows, spoke in favor and stated this is a great community center for friends and family.

Dominick Dina, stakeholder for the Northwest Community Plan, spoke in opposition, and stated no plan has been presented to the community.

Susan Bevin, San Antonio Conservation Society, stated a grant was awarded to the group for the roof renovation of the building.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 16, as presented.

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 20 **PLAN AMENDMENT CASE # 17048 (Council District 8):** To amend 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 6.117 acres out of NCB 18333, located at 123 Heuermann Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017147)

Daniel Hazlett, Planner, presented Item # 20 PA 17048 to the Planning Commission with staff’s recommendation for Approval.

Staff stated 10 notices were mailed to property owners within 200 feet, 1 returned in favor, 3 returned in opposition, and the Friends of Friedrich Wilderness Park Association is in opposition.

David Pugsley, representative, stated the planned project is for a town home neighborhood, and stated by building a denser neighborhood will allow for more green space and trails.

The following citizens appeared to speak:

James Griffin, representative for Cresta Bella Homeowners Association, spoke in opposition and stated more information is needed for the density, height, and building materials.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 20, as presented.

Motion: Commissioner Ozuna made a motion for a continuance to June 14, 2017.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 22 **PLAN AMENDMENT CASE # 17051 (Council District 1):** A request by Melrose Place, LLC c/o Charles Turner for approval of a resolution to amend the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on Lots 17 and 18, Block 3, NCB 7303, located at 200 and 204 Melrose Place. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017156)

Daniel Hazlett, Planner, presented Item # 22 PA 17051 to the Planning Commission with staff’s recommendation for Denial.

Staff stated 30 notices were mailed to property owners within 200 feet, 1 returned in favor, and 2 returned in opposition.

John Cooley, representative, stated the land use and the zoning are in conflict, and the proposed project is to build patio home style attached duplexes.

No citizens appeared to speak.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 22, as presented.

Motion: Commissioner Ozuna made a motion for the Applicant's proposed request for "Medium Density Residential".

Second: No second

Motion Failed

Motion

Chairman Peck asked for a second motion for item # 22, as presented.

Motion: Commissioner Rogers made a motion for Staff's recommendation for Denial.

Second: Commissioner M. Garcia

In Favor: C. Garcia, M. Garcia, Cigarroa, Kachtik, Rogers

Opposed: Peck, Ozuna

Motion Passed

Item # 19

Motion

Chairman Peck asked for a motion to reconsider item # 19.

Motion: Commissioner Cigarroa made a motion to reconsider item # 19

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion to rescind the Approval for item # 19.

Motion: Commissioner Cigarroa made a motion to rescind the Approval for item # 19.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 19 **PLAN AMENDMENT CASE # 17047 (Council District 10):** A request by Brown and Ortiz for approval of a resolution to amend the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on Lots 45-50, Block 1, NCB 14149, located at 4130-4150 Swans Landing. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017144)

James McKnight, representative, requested a two week continuance to May 24, 2017.

No citizens appeared to speak.

Motion

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

Motion: Commissioner Cigarroa made a motion for a continuance to May 24, 2017.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 24 Consideration and Action on Minutes from **April 26, 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