

# City of San Antonio



**DRAFT**

## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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**May 24, 2017**

**2:00 PM**

**1901 S. Alamo**

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### 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, Martinez, C. Garcia, M. Garcia, Whittington, Kachtik, Ozuna, Rogers**

- **Absent : Sherrill, Cigarroa**

- Monica Shaw, World Wide 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**

Matthew Ozuna, Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **130357:** Request by Clayton Linney, KFW Engineers and Surveyors, requesting that the Planning Commission rescind the approval of Plat #130357, Kallison Ranch Unit 2B Subdivision. The purpose of the request is to replace Plat #130357 with Plat #160565 Kallison Ranch Phase 1, Unit 2B-1. The proposed plat is generally located northeast of the intersection of Kallison Bend Road and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 2    **160565:** Request by Michael W. Moore, Perry Homes, LLC, for Ranch Phase 1, Unit 2B-1 Subdivision, generally located northeast of the intersection of Kallison Bend and Winchester Way. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 3    **150392:** Request by Fred Ghavidel, Hew Leaf Homes, for approval to subdivide a tract of land to establish Katy Way Subdivision, generally located north of St. Hedwig Road (FM 1346) and west of Foster Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 4    **160381:** Request by Steve Presley, Nancy Jane Schaeffer Non-GST Exempt Trust, Paul Sewall, LGI Homes –Texas, LLC., for approval to subdivide a tract of land to establish Foster Meadows Unit-11 Subdivision, generally located southwest of the intersection of US Highway 87 and Foster Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 5    **160582:** Request by Joseph C. Hernandez, authorized agent for KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Carmona Hills Subdivision Unit 4A, generally located northwest of the intersection of Palomino Bay and Carmona Pass. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 6    **170065:** Request by Jay Patterson, Southerland Canyons II, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 4 PUD Subdivision, generally located northwest of the intersection of Kendall Canyon and Henness Pass. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 7    **170105:** Request by Brian Otto, Meritage Homes of Texas, LLC., for approval to subdivide a tract of land to establish Northchase Cove Subdivision, generally located northeast of the intersection of Tezel Road and Silent Oaks. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Variances**

- Item # 9 **FPV #17-004:** Request by Pape-Dawson for approval of a variance request associated with proposed excavation and fill for a parking lot in the 1% Annual Chance Flood Hazard Area for a commercial tract at 7700 Jones Maltsberger Rd, San Antonio, Texas, 78216. Staff recommends Approval. (Sitework Permit AP#2235859) [Noah Parsons, Engineer, (210) 207-8058, noah.parsons@sanantonio.gov, TCI Department]

**Other Items**

- Item # 13 Public Hearing and consideration of a resolution recommending the approval of the annexation of the Neal Road Area consisting of approximately 5.9 square miles generally located north of South Loop 1604 East, east of Applewhite Road, west of Pleasanton Road, and south of Mauermann Road, adjacent to the City limits of San Antonio in south Bexar County within the City of San Antonio's Extraterritorial Jurisdiction (ETJ). Staff recommends approval. [Priscilla Rosales-Piña, Planning Coordinator, Department of Planning & Community Development, Priscilla.Rosales-Pina@sanantonio.gov, (210) 207-7839]
- Item # 14 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 Neal Road Annexation Area to guarantee continued extraterritorial status for a period of 10 years. (Priscilla Rosales-Pina, Planning Coordinator, Planning & Community Development, 207-7839, Priscilla Rosales-Pina@sanantonio.gov)
- Item # 15 Briefing and action on the Interlocal Agreement between the City of San Antonio "COSA" and the Port of San Antonio "PortSA" which defers building permitting and inspections to PortSA. (Michael Dice, Policy Administrator, Development Services Department)
- Item # 16 A resolution authorizing the acquisition and acceptance of Texas Department of Transportation (TxDOT) roadway known as Avenue B, between Newell Avenue and East Josephine Street for City of San Antonio's jurisdiction, control, and maintenance. Staff recommends approval. (Adrian Ramirez, Real Estate Specialist, (210) 207-2099, adrian.ramirez@sanantonio.gov, Transportation and Capital Improvements Department)

**Motion**

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

Motion: Commissioner C. Garcia motioned to approve all items on the combined agenda as presented with the exception of items 8, 10, 11, & 12

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

Item # 8 **TPV 17-012** Variance Request by Mr. David Cupit, for approval of a tree preservation variance request from Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.” Due to existing site conditions, design and layout constraints, and the contractor not following the previously approved tree plan, the project is unable to preserve the minimum 80% of significant trees and 100% of heritage trees within the 100-year Floodplain and Environmentally Sensitive Area (ESA). The required mitigation for both the 100-year floodplain and Environmentally Sensitive Area will be met by upsizing the required 2 trees per lot, adding an additional 2 trees per lot (for a total of 4 trees per lot) and paying the remaining portion of mitigation with tree credits. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Cat Hernandez, Land Development Administrator, presented item # 8 TPV 17-012 to the Planning Commission.

Chris Dice, Cude Engineer, answered the Planning Commissioner questions regarding the accidental removal of protected trees during construction.

Pablo Martinez, CoSA Engineer, answered the Planning Commissioners questions regarding the decision process and Tree Mitigation.

Mark Bird, CoSA City Arborist, answered questions regarding tree credits.

**No citizens appeared to speak.**

**Motion**

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

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Whittington

In Favor: Peck, Martinez, C. Garcia, M. Garcia, Whittington, Kachtik, Ozuna

Opposed: Rogers

**Motion Passed**

Item # 10 **(Continued from 05/10/17) 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 Land Use 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)

Angela Cardona, Planner, presented item # 10 PA 17047 to the Planning Commission.

Staff stated 27 notices were mailed to property owners within 200 feet, 1 returned in favor, 1 returned in opposition, and no response from the Greater Marymount Area Association.

James Griffin, representative, requested a 2 week continuance.

**No citizens appeared to speak.**

**Motion**

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

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

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 11 **(Continued from 05/10/17) PLAN AMENDMENT CASE # 17048 (Council District 8):** A request by 123 Heuermann LLC 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 "Rural Estate Tier" to "Suburban Tier" on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017147)

Angela Cardona, Planner, presented item # 11 PA 17048 to the Planning Commission.

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

David Pugsley, representative, presented a picture of the area, a map of the current zoning, and a site plan to the Planning Commission. He stated the planned project will consist of twenty (20) small duplexes and green spaces to surround other community amenities.

**The following citizens appeared to speak:**

Sage Gibson, spoke in favor and explained details of the planned project.

Hai Rau, spoke in opposition.

James Griffin, representative for Cresta Bella NA, spoke in opposition with concerns for the density.

Erwin Soyars, spoke in favor.

**Motion**

Chairman Peck asked for a motion for item # 11, as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Kachtik

In Favor: Peck, Martinez, C. Garcia, M. Garcia, Kachtik

Opposed: Whittington, Ozuna, Rogers

**Motion Passed**

Item # 12 **PLAN AMENDMENT CASE # 17052 (Council District 1):** A request by Camden Town LLC 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 "High Density Residential" on Lot 48, Block 3, NCB 6557, located at 125 West Norwood Court. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017161)

Angela Cardona, Planner, presented item # 12 PA 17052 to the Planning Commission.

Staff stated 20 notices were mailed to property owners within 200 feet, 0 returned in favor, and 4 returned in opposition.

Jerry Arrendondo, representative, amended the zoning request from "High Density" to "Medium Density".

**The following citizens appeared to speak:**

Edwina Scinta, spoke in opposition.\_

Robert Reyna, spoke in opposition.\_

Debra Tinney, spoke in opposition.

Mary Johnson, spoke in opposition and stated she has collected a petition with signatures in opposition from her surrounding community.

Rodney Tomlinson Olivares, spoke in opposition.

Juanita Lawn, spoke in opposition.

Angie Peters, passed.

David Whitt, spoke in opposition.

The Planning Commission discussed and commented on the presented case.

**Motion**

Chairman Peck asked for a motion for item # 12, as presented.

Motion: Commissioner Whittington made a motion for Denial.

Second: Commissioner Kachtik

In Favor: Peck, C. Garcia, M. Garcia, Whittington, Kachtik, Ozuna, Rogers

Opposed: Martinez

**Motion Passed as Denial**

**Approval of Minutes**

Item # 17 Consideration and Action on Minutes from May 10, 2017.

**Motion**

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

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Director's Report**

**Adjournment**

There being no further business, the meeting was adjourned at 3:15 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director