



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

July 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

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

- Absent : Sherrill

- Olga Valadez, 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

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

Plats

- Item # 1 **150515:** Request by Gene Toscano, owner of Gene Toscano, Inc., for approval to replat and subdivide a tract of land to establish Solea Stone Oak Subdivision, generally located northeast of the intersection of Crescent Oaks and Hardy Oak Boulevard. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 2 **160227:** Request by Donald R. Clauson, Rittiman-Clauson, LLC, for approval to replat a tract of land to establish Lock Away Storage Nacogdoches Subdivision, generally located southwest of the intersection of Nacogdoches Road and Kings Mountain Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 3 **160365:** Request by Rafael & Señorina Quesada, for approval to replat and subdivide a tract of land to establish Villaret Subdivision, generally located north of Villaret Boulevard and east of Palo Alto Road-Highway 422. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 4 **160435:** Request by Curtis Davidson, owner of Davaus Three, LP, for approval to plat and subdivide a tract of land to establish Stone Oak Storage Subdivision, generally located southwest of the intersection of Stone Oak Parkway and Estate Hill Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 5 **160436:** Request by Lloyd A. Denton, Jr., Cantera Hills, Unit-1, Ltd., for approval to subdivide a tract of land to establish Cantera Hills, Unit-1 Subdivision, generally located northwest of the intersection of Babcock Road and Scenic Loop Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 6 **160481:** 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 52B-1, Enclave Subdivision, generally located east of Alamo Parkway and north of Wiseman Boulevard. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 7 **160499:** Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 3B Subdivision, generally located east of the intersection of Arcadia Path and Brick Lane. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

- Item # 8 **160502:** Request by Eduardo Melendez for approval to replat a tract of land to establish Melendez Subdivision, generally located northwest of the intersection of Jarratt Road and Kenagy Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 10 **170120:** Request by Lloyd A. Denton, Jr. Shavano Rogers Ranch Road No. 3, Ltd., for approval to subdivide a tract of land to establish Shavano Ranch Road, Phase III Subdivision, generally located northeast of the intersection of Loop 1604 and Military Highway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 11 **170193:** Request by Jay Hanna, HM Leonard Development, Inc., for approval to replat and subdivide a tract of land to establish Balcones Creek Ranch Unit 7A, Enclave Subdivision, generally located southwest of the intersection of Interstate Highway 10 West and Balcones Creek Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services 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 9, 12, 13.

Second: Commissioner C. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

- Item #9 **170076:** Request by Juan Willars, for approval to replat and subdivide a tract of land to establish Willars Subdivision, generally located northwest of the intersection of Betty Lou Drive and North West Dorothy Louise Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Juanita Romero, Planner, presented item # 9 Plat 170076 to the Planning Commission.

Odie Bernal, GE Reaves representative, stated he is open to answer any questions or concerns.

The following citizens appeared to speak:

Jay Mitchell Harris, spoke in opposition.

Greg Gonzales, spoke in opposition.

David Castillo, spoke in opposition, and presented a petition with signatures in opposition from the surrounding community to the Planning Commission.

Lorie Rojas, spoke in opposition, and presented letters in opposition from her family and the neighbors.

The Planning Commission discussed and commented on the presented case.

Motion

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

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 12 **TPV 17-013** Variance Request by Mr. Jon Robinson, 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.” Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Juanita Romero, Planner, presented item # 12 TPV 17-013 to the Planning Commission.

Jim Welch, Pape Dawson Engineers representative, answered the Planning Commissioners questions regarding the accidental removal of protected trees during construction. He stated the modified plan is to include low density in the area and to replant trees within the protected area.

Pablo Martinez, CoSA Engineer, answered the Planning Commissioners questions regarding the variance determination process.

Herminio Griego, Assistant City Arborist, stated the variance request meets all the stated requirements.

The Planning Commission discussed and commented on the presented case.

No citizens appeared to speak.

Motion

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

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 13 **PLAN AMENDMENT CASE # 17058 (Council District 2):** A request by Nicolas Rivard for approval of a resolution to amend the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on Lots 4, 5, 6 and 7, located at 113, 115, and 119 Arthur Street. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017183)

Nylih Acosta, Planner, presented item # 13 PA 17058 to the Planning Commission.

Staff stated 39 notices were mailed to property owners within 200 feet, 0 returned in favor, 1 returned in opposition, and no response from the Dignowity Hill Neighborhood Association.

Nicolas Rivard, representative, stated the future project will be a higher quality infill in the area, and create inner city affordable housing.

No citizens appeared to speak.

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

Approval of Minutes

Item #14 Consideration and Action on Minutes from **June 28, 2017**.

Motion

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

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report

- Reminder for the July 26, 2017 lunch work session.

Adjournment

There being no further business, the meeting was adjourned at 2:46 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director