



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

September 27, 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, M. Garcia, Sherrill, Cigarroa, Whittington, Kachtik, Ozuna, Rogers

- Absent : C. Garcia

- Soraya Stonely, 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

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

Plats

- Item # 1 **150590:** Request by Thad Rutherford, Southstar Mission Del Lago Developer, LLC., for approval to subdivide a tract of land to establish Mission Del Lago Model Park, generally located west of the intersection of US Highway 281 and Del Lago Parkway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 4 **160543:** Request by Antonio Brunet, Agora Assets LC, for approval to replat and subdivide a tract of land to establish Lucchese Village (PUD) Subdivision, generally located northeast of the intersection of Interstate Highway 10 and Dominion Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 5 **160596:** Request by Jack Lipar, LGI Homes-Texas LLC, for approval to subdivide a tract of land to establish Luckey Ranch Unit 19 Subdivision, generally located northeast of the intersection of WT Montgomery and Luckey River. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 6 **170110:** Request by D. Scot Wilson, Landquest-Potranco 29 GP, LLC, for approval to subdivide a tract of land to establish Potranco Mixed Use Development Subdivision, generally located northeast of the intersection of Potranco Road and Grosenbacher Road. Staff recommendation is pending. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 7 **170128:** Request by Xavier D. Urrutia, City of San Antonio, for approval to replat and subdivide a tract of land to establish North East I.S.D. Sports Park Subdivision, generally located northeast of the intersection of Wetmore Road and Wurzbach Parkway. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 8 **170232:** Request by Chad Johannesen, Calatlantic Homes of Texas, Inc., for approval to replat and subdivide a tract of land to establish Babcock Ridge Subdivision, generally located north of the intersection of Prue Road and Babcock Road. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 9 **170338:** Request by Carmen Noelia Romero, for approval to replat a tract of land to establish Romero Subdivision, generally located east of the intersection of Gillette Boulevard and Rhoda Avenue. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 10 **S.P. 2042:** A Resolution supporting the closure, vacation and abandonment of a 0.13 acre of unimproved Hunstock Avenue Public Right of Way, located between Groveton Street and dead-ending into Union Pacific Railroad tracks, in Council District 5, as requested by Railroad Republic, LLC. Staff recommends Approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)

Variances

- Item # 11 **TPV 17-017:** Variance Request by Miles Stanley, P.E., 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)
- Item # 12 **TPV 17-021:** Variance Request by James Griffin, 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)

Comprehensive Master Plan Amendments

- Item # 13 **PLAN AMENDMENT CASE # 17076 (Council District 4):** A request by Brown & Ortiz, P.C. for approval of a resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Country Tier” to “Suburban Tier” on 90.77 acres out of CB 4298, located at 13886 Watson Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017259)
- Item # 14 **PLAN AMENDMENT CASE # 17077 (Council District 1):** A request by Victor Salas Hugo Sr. for approval of a resolution to amend the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” to “Mixed Use” on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017265)
- Item # 15 **PLAN AMENDMENT CASE # 17078 (Council District 1):** A request by Hartman Properties, INC. for approval of a resolution to amend the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and “Low Density Mixed Use” to "Low Density Mixed Use" on 1.26 acres out of NCB 2870, located at 2734 North Saint Mary’s Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107 Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017266)

Item # 16 **PLAN AMENDMENT CASE # 17079 (Council District 4):** A request by Russell D. Felan 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 “Rural Estate Tier” to “Suburban Tier” on Lot 9, Block 3, NCB 11257, located at 3830 SW Military Drive. Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017267 CD)

Other Items

Item # 20 Consideration of a resolution to reschedule the Planning Commission meetings of November 8, 2017, November 22, 2017, and December 27, 2017. Staff recommends Approval. (Richard Carrizales, Sr. Planner, Development Services Department, Richard.carrizales@sanantonio.gov (210) 207-8050)

Luz M. Gonzales, Principal Planner, amended staff’s recommendation for **Item #6, 170110** from Pending to Approval.

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 2, 3, 17, 18, and 19.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Chairman Peck and Commissioner Cigarroa recused themselves from the Planning Commission meeting at 2:04 p.m.

Item # 2 **160400:** Request by David M. Adelman, CIP Land Partners, LP, for approval to subdivide a tract of land to establish Cornerstone, Unit-8A Subdivision, generally located northwest of the intersection of Ackerman Road and Bicentennial Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Chris McCollin, Planner, presented item # 2 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

- Item # 3 **160538:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch Unit 8B Subdivision, generally located northwest of the intersection of F.M. 471 and Kallison Lane. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Chris McCollin, Planner, presented item # 3 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Motion

Vice-Chair Martinez asked for a motion for items 2 and 3, as presented.

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Chairman Peck and Commissioner Cigarroa re-entered the Planning Commission meeting at 2:04 p.m.

- Item # 17 **PLAN AMENDMENT CASE # 17080 (Council District 6):** A request by Jerry Arredondo 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 “Specialized Center” on Lot P-200 and Lot P-201, NCB 18049, located at 7510 Grissom Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017270 S)

Angela Cardona, Planner, presented item # 17 PA 17080 to the Planning Commission.

Staff stated 5 notices were mailed to property owners within 200 feet, 0 returned in favor, and 0 returned in opposition.

Jerry Arredondo, representative, requested a 30 day continuance.

No citizens appeared to speak.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 17 PA 17080, as presented.

Motion: Commissioner Martinez made a motion for a continuance to October 25, 2017.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 18 **PLAN AMENDMENT CASE # 17082 (Council District 2):** A request by Raul Ortiz for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Regional Commercial" on Lot 28, NCB 3895, located at 103 Denver Boulevard. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017268)

Kayla Leal, Planner, presented item # 18 PA 17082 to the Planning Commission.

Staff stated 22 notices were mailed to property owners within 200 feet, 0 returned in favor, 0 returned in opposition, and the Denver Heights Neighborhood Association is not opposed.

Maricruz Cardenas and Raul Ruiz, representative, stated the "Regional Commercial" is to renovate the property and add a structure for a future bar business.

No citizens appeared to speak.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 18 PA 17082, as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner Whittington.

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 19 A Public Hearing and consideration of a Resolution recommending adoption of the SA Corridors Strategic Framework Plan as a component of the City's Comprehensive Plan. (Jacob Floyd, AICP, Planning Coordinator, (210) 207-8318, jacob.floyd@sanantonio.gov, Planning Department)

Rudy Nino, Planning Department, Assistant Director, presented item # 19 PA to the Planning Commission, and explained the objectives for the proposed SA Corridors project.

Jacob Floyd, Planning Department, Planning Coordinator, presented to the Planning Commission regarding the timeline of events and the community outreach process. He presented maps to show further details on each proposed corridor area.

Bridget White, Planning Department, Director, addressed the commissioners' questions and concerns.

The following citizens appeared to speak:

Barbara Witte-Howell, concerned with how the neighborhoods will be affected.

Frederica Kushner, Tobin Hill NA, stated the map was hard to read, and the plan would affect 1/3 of Tobin Hill's Neighborhoods.

The Planning Commission discussed and commented on the presented case.
Staff addressed the questions and concerns of the Planning Commissioners and the citizens.

Motion

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

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner Martinez.

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 21 Consideration and Action on Minutes from September 13, 2017.

Chairman Peck motioned for approval of the minutes and all the Commissioners voted in the affirmative.

Director's Report:

- SA Tomorrow Briefing on October 25, 2017
- New Appointments posting

Adjournment

There being no further business, the meeting was adjourned at 3:06 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director