



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

November 13, 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

- Absent : None

- 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

Jose Garcia, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **160080:** Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to replat a tract of land to establish Ranch View-Unit 4 Subdivision, generally located northwest of the intersection of Cuelbra Road and Kallison Lane. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2 **160085:** Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to replat a tract of land to establish Ranch View-Unit 3 Subdivision, generally located northwest of the intersection of Cuelbra Road and Kallison Lane. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 3 **160086:** Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to subdivide a tract of land to establish Ranch View-Unit 2 Subdivision, generally located northwest of the intersection of Kallison Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 4 **160137:** Request by Jason Gale, Timberwood Development Co., for approval to replat a tract of land to establish Timberwood Park Unit 65 Subdivision, generally located north of the intersection of Slumber Pass and White Eagle Drive.. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 5 **160162:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Fallbrook – Unit 5, Enclave, generally located northeast of the intersection of Daffodil Place and Camellia Trace. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 6 **160166:** Request by Darren B. Casey, Rockport Family Partnership, LTD., for approval to replat and subdivide a tract of land to establish O'Connor Business Park Two Subdivision, generally located southeast of the intersection of Crosswinds Way and O'Connor Road . Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 7 **160168:** Request by Darren B. Casey, Crosswinds I Partnership, Ltd., for approval to replat and subdivide a tract of land to establish Tacara Commercial IV Subdivision, generally located northwest of the intersection of Stone Oak Parkway and US Highway 281 North. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

- Item # 9 **160424:** Request by Charlie Turner, K/T TX Holdings, LLC, for approval to replat a tract of land to establish Northwood Park (IDZ) Subdivision, generally located west of the intersection of Chevy Chase Drive and Eisenhower Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 11 **160477:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch Unit 12A Subdivision, generally located northeast of the intersection of Ranch View East and Rodeo Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 13 **160517:** Request by John Munich, J.M. Assets, LP, for approval to replat a tract of land to establish Satta Eckhert Subdivision, generally located northeast of the intersection of Eckhert Road and Abe Lincoln. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 15 **170073:** Request by John C. White, Mission Escondida, LLC, for approval to replat and subdivide a tract of land to establish MELA-IDZ Subdivision, generally located southwest of the intersection of Mitchell Road and Mission Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 16 **170090:** Request by Chad Nugent, Escondido North, LLC., for approval to replat and subdivide a tract of land to establish Escondido North, Unit-6A Subdivision, generally located northeast of the intersection of Texas Palm Drive and Terlingua Cove. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 17 **170109:** Request by Joseph C. Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Carmona Hills Subdivision Unit 4B generally located north of Palomino Bay and west of Loop 410. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 18 **170121:** Request by George Hernandez, Jr., Bexar County Hospital District, for approval to subdivide a tract of land to establish Robert L.M. Hilliard Clinic Subdivision, generally located southwest of the intersection of Locke Street and Dignowity Avenue. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 19 **170203:** Request by Alejandro Armenta, McCook Development, LLC, for approval to replat a tract of land to establish Carlson Park Phase II (P.U.D.) Subdivision, generally located southeast of the intersection of Westover Hills Boulevard and Rogers Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 20 **170221:** 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 5 Subdivision, generally located northeast of the intersection of Raven field Drive and South Ellison Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

- Item # 21 **170222:** Request by Joe Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Texas Research Park Unit 5 Subdivision, generally located southwest of the intersection of State Highway 211 and Lambda Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 22 **170245:** Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Falcon Landing – Unit 3, Ph 3 Subdivision, generally located southwest of the intersection of Daystar Pass and Phantom Field. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 23 **170254:** Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch–Unit 7A Subdivision, generally located southeast of the intersection of Ranch View East and Rodeo Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 24 **170275:** Request by Landon Kane, Potranco Acreage Investor, LTD., for approval to replat and subdivide a tract of land to establish The View at Potranco Subdivision, generally located northwest of the intersection of Potranco Road and Fillmore Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 25 **170276:** Request by Mark E. Eads, Southside Independent School District, for approval to subdivide a tract of land to establish SISD Kinder and Pre-K Academy Subdivision, generally located north of the intersection of South U.S. Highway 281 and Guest Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Time Extension

- Item # 27 **130375:** Request by Jay Hanna, LHM Balcones Creek Development, Inc., for approval of a three (3) year time extension in accordance with Section 35-430(f)2 of the City of San Antonio's Unified Development code (UDC), for Balcones Creek Unit 2B, Enclave, generally located south of the intersection of Balcones Creek and Headwind. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Land Transaction

- Item # 28 **SP 1969 -** A Resolution in support of declaring as surplus and authorizing sale of a 0.329 acre unimproved tract of land located at 900 East Olmos Drive to Tronco de Arbol, LLC. The property is divided between Council District 1 and the City of Olmos Park. Staff recommends approval. (Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083)

Variance

- Item # 29 **TPV 18-002:** Variance Request by Michael Persyn, 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)

Comprehensive Master Plan Amendments

- Item # 32 **PLAN AMENDMENT CASE # 17071 (Council District 1):** A request by Gerardo and Florestela Santos for approval of a resolution to amend the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “Mixed Use” on 0.1490 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017236)
- Item # 33 **PLAN AMENDMENT CASE # 17094 (Council District 10):** A request by Jose Sosa for approval of a resolution to amend the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “Medium Density Mixed Use” on the East 130.83 feet of Lot 12, Block 2, NCB 10104, located at 1206 Nacogdoches Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017305)
- Item # 34 **PLAN AMENDMENT CASE # 17095 (Council District 10):** A request by David Garza for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, by changing the future land use from “Low Density Residential” to “Community Commercial” on Lot 44, Block 1, NCB 14149, located at 4154 Swans Landing. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017306)
- Item # 35 **PLAN AMENDMENT CASE # 18002 (Council District 1):** A request by Brown & Ortiz, P.C. 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 “Community Commercial” to “Regional Commercial” on 2.942 acres out of NCB 11715, located at 9631 San Pedro Avenue. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017298 S)

Other Items

- Item # 36 **Memorial Designation Case S17-004 (District 5):** A resolution recommending approval to add a memorial designation of “Victoria Robles Memorial Way” to a portion of Brady Boulevard. between S. Zarzamora and S. Calaveras. (Eddie Torres, Senior Planner, (210) 207-0168, eduardo.torres@sanantonio.gov, Development Services Department)

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 8, 12, 14, and 30.

Second: Commissioner C. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Staff stated the following cases were Pulled/Withdrawn:

Item # 10 **160445** - Pulled
Item # 26 **170454** - Pulled
Item # 31 **PA 17088** – Withdrawn

Individual Items

Chairman Peck recused himself from the Planning Commission meeting at 2:20 p.m.

Item # 8 **160288:** Request by Karen Dearing, CP Woodlake Limited Partnership, for approval to replat a tract of land to establish Woodlake Trails 3 MHC Subdivision, generally located southeast of the intersection of Woodlake Parkway and Golf Vista Boulevard. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 8 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Item # 14 **170016:** Request by Chesley I. Sawnn, III, Milestone Potranco, Ltd., for approval to subdivide a tract of land to establish Olson Subdivision, Unit 3, generally located southwest of the intersection of Emory Peak and Camp Light Way. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 14 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Motion

Vice-Chair Martinez asked for a motion for items 8 and 14 as presented.

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

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Chairman Peck re-entered the Planning Commission meeting at 2:21 p.m.

Commissioner Kachtik recused herself from the Planning Commission meeting at 2:21 p.m.

Item # 12 **160494:** Request by Eyal Avnon, Rialto Homes, LP, for approval to replat and subdivide a tract of land to establish Creekside Court (P.U.D.) Subdivision, generally located northeast of the intersection of Callaghan Road and Vance Jackson. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 12 to the Planning Commission.

Rick Gray, KFW engineer representative, stated he is available to address any questions and concerns.

The following citizens appeared to speak:

Hal Martin, stated his concerns regarding the project.

George Hallagan, ingress easement concerns.

Howard Smith, stated his concerns regarding the project.

Keith Larson, stated his concerns regarding the project.

Evangelina Flores, 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 Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Recused: Kachtik

Motion Passed

Commissioner Kachtik re-entered the Planning Commission meeting at 2:36 p.m.

Item # 30 **(Continued from 10/25/17) 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 # 30 PA 17080 to the Planning Commission.

Jerry Arredondo, representative, requested a 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 # 30 PA 17080, as presented.

Motion: Commissioner Martinez made a motion for a continuance to December 13, 2017.

Second: Commissioner Whittington.

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 37 Consideration and Action on the Minutes from October 25, 2017.

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

Director's Report:

- Planning Commission prospects application update.

Adjournment

There being no further business, the meeting was adjourned at 2:39 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director