



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

December 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, Whittington, Kachtik, Ozuna

- Absent : Cigarroa

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

- Citizens to be Heard

Item 30 Art Villarreal, spoke with concerns regarding the development in the area.

**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 **110398:** Request by Chad Nugent, Tuscany Heights, LLC, for the Planning Commission to rescind the approval of Plat No. 110398, Tuscany Heights Unit 3 Enclave Subdivision, approved on September 25, 2013, generally located southwest of the intersection of US 281 and Wilderness Oak. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2 **160189:** Request by Gordon Hartman, Daphne Development LLC., for approval to replat and subdivide a tract of land to establish Waterford Park Unit 7 Subdivision, generally located northeast of the intersection of Talley Road and Old F.M. 471. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 3 **160246:** Request by Robert W. Witte, HT Stone Oak Land Limited Partnership, for approval to replat and subdivide a tract of land to establish Coronado Subdivision Unit 2 Enclave Subdivision, generally located northwest of the intersection of Stone Oak Parkway and US Highway 281. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 4 **160311:** Request by Brian Woidneck, SCP Dominion 2 Owner, L.P., for approval to replat a tract of land to establish Stonehawk Phase II Subdivision, generally located southwest of the intersection of Interstate Highway 10 and Milsa Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 6 **160603:** Request by Lloyd A. Denton Jr., SA Kinder Ranch School Properties, LTD., for approval to subdivide a tract of land to establish Kinder Parkway, Unit-6 Subdivision, generally located northwest of the intersection of Kinder Parkway and Borgfeld Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 8 **170158:** Request by Mike Leonard, LB Partners LP., for approval to replat a tract of land to establish Heuermann LBP Commercial Subdivision, generally located northwest of the intersection of Heuermann Road and Interstate Highway 10. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

- Item # 10 **170191:** Request by Joseph C. Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Overlook At Medio Creek Unit 3 Subdivision, generally located west of the intersection of Marbach Oaks Road and Marbach Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 11 **170202:** Request by Gordon Hartman, Neighborhood Revitalization Initiative, LTD., for approval to subdivide a tract of land to establish Northeast Crossing Units 10/11B (TIF) Subdivision, generally located southwest of the intersection of Cielo Ranch Road and Hibiscus Falls Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 13 **170259:** Request by Michael Moore, Perry Homes and Melissa Youngblood V.P., One KR Venture, L.P., for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 1, Unit 5A Subdivision, generally located northeast of the intersection of Yearling Street and Bald Eagle Lane. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 14 **170261:** Request by Blake E. Harrington, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Sterling Ridge, Unit 1 Enclave Subdivision, generally located east of the intersection of Borgfeld Drive and Los Cuernos. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 15 **170289:** Request by One KR Venture, L.P., for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 1, Road C Subdivision, generally located northeast of the intersection of Watts Run Road and Kallison Bend Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 16 **170295:** Request by Bradley J. Stein, Forestar (USA) Real Estate Group, for approval to subdivide a tract of land to establish Cibolo Canyon Unit 8, Phase 1 (Enclave) Subdivision, generally located northwest of the intersection of TPC Parkway and Resort Parkway. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 17 **170305:** Request by Joe C. Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Miller Ranch Unit-7B Subdivision, generally located south of the intersection of Sunset Bend and Lake Horizon. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 18 **170321:** Request by Michael H. Mugel, San Antonio Bandera, LLC, for approval to replat a tract of land to establish Banwood Subdivision, generally located northwest of the intersection of West Woodlawn Avenue and Bandera Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

- Item # 19 **170362:** Request by David Dye, EVP, Inc., for approval to subdivide a tract of land to establish Evergreen Viewpoint (IDZ) Subdivision, generally located southwest of the intersection of West Evergreen Street and Lewis Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 20 **170422:** Request by Steven D. Saxon, Legacy Striker MV Ltd., for approval to subdivide a tract of land to establish MV Palio 2 MPCD Subdivision, generally located southwest of the intersection of Texas Highway 151 and Cable Ranch Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 21 **170470:** Request by Jessica Walsh, Vistancia Custom Homes, for approval to subdivide a tract of land to establish Erie Place (IDZ) Subdivision, generally located southeast of the intersection of East Laurel Street and East Erie Avenue. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 22 **170493:** Request by Lloyd A. Denton, Jr., Rogers 1604 Commercial LTD, for approval to subdivide a tract of land to establish Living Spaces, generally located west of the intersection of Loop 1604 and Northwest Military Highway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 23 **170543:** Request by Charles H. Turner, K/T TX Holdings, LLC, for approval to subdivide a tract of land to establish Pine at Hays (IDZ), generally located at the intersection of North Pine Street and Hays Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 24 **170607:** Request by Joseph Gorder & Lacie Gorder, for approval to replat a tract of land to establish Inverness Unit 1B Lots 64 & 65 (P.U.D.) Subdivision, generally located northwest of the intersection of Wurzbach Parkway and Northwest Military Highway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Land Transaction

- Item # 25 **S.P. 1948** - A Resolution recommending the closure, vacation and abandonment of 1.473 acres (64,169.70 square feet) of a public waterway right-of-way located on East Market Street, near Bowie Street, in NCB 13812 in Council District 1 as requested by the City of San Antonio. Staff recommends Approval. (Mary L. Fors, Senior Real Estate Specialist, Transportation & Capital Improvements, (210) 207-4083.
- Item # 26 **S.P. 2040** - Request of a Resolution authorizing the closure, vacation of a 0.0169 acre (735 square feet) unimproved portion of a 15-foot wide alley Public Right of Way located between Sharmain Place and Sunglo Drive and a 0.0914 acre (3,980 square feet) unimproved portion of a 20-foot wide alley Public Right of Way located between Pleasanton Road and Oppenheimer Avenue adjacent to New City Block 9330, in Council District 3, as requested by BBRH, LLC, for a fee of \$8,031.75. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

Comprehensive Master Plan Amendments

- Item # 28 **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)
- Item # 29 **PLAN AMENDMENT CASE # 17090 (Council District 2):** A request by Patrick W. Christensen for approval of a resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” to “Industrial” on 17.28 acres out of CB 5132, located at 6375 US Highway 87. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017302)
- Item # 30 **PLAN AMENDMENT CASE # 18001 (Council District 2):** A request by the City of San Antonio 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 “Parks Open Space” and “Community Commercial” to “Regional Commercial” and “Mixed Use” on 57.428 acres out of NCB 10578, located at 856 Gembler Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018002)
- Item # 32 **PLAN AMENDMENT CASE # 18004 (Council District 1):** A request by Patrick Christensen, for approval of a resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" and “Low Density Residential” to “High Density Residential” on All of Block, NCB 8566, Lot 12 and Lot 13, Block 2, NCB 7302, All of Block, NCB 7301, and 0.1345 acres out of NCB 7303, located at 3222 Howard Street, 3223 Howard Street and 234 Melrose Place. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018011)
- Item # 33 **PLAN AMENDMENT CASE # 18005 (Council District 5):** A request by David Baylon for approval of a resolution to amend the Kelly/South San Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “Business/Office Park” on Lots 12, 13, and 14, Block 2, NCB 6680, located at 2203 Frio City Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018012)

Item # 34 **PLAN AMENDMENT CASE # 18006 (Council District 1):** A request by Abe Juarez for approval of a resolution to amend the Five Points Neighborhood 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 0.2256 acres out of NCB 755, located at 421 Warren Street. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018017)

Annexation

Item # 37 A Resolution granting the City of San Antonio's conditional consent to the Westpointe Public Improvement District (PID) by Bexar County. The property is located west of Loop 1604, and within the City of San Antonio Extraterritorial Jurisdiction (ETJ), in western Bexar County. [Rudy Nino, AICP, Assistant Director, Planning Department, Rudy.Nino@sanantonio.gov, (210) 207-8389]

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 5, 7, 9, 12, 35, 36, and 38.

Second: Commissioner C. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Staff stated the following cases were Pulled/Withdrawn:

Item # 27 **17080** - Withdrawn

Item # 31 **18003** – Withdrawn

Individual Items

Item # 5 **160445:** A. A request by Jaclyne Garcia for approval of a variance to Article V, Section 35-515(c)(4) of the Unified Development Code (UDC) regarding frontage for the property generally located east of the intersection of Babcock Road and Melissa Ann Road. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
B. Request by Jaclyne Garcia, for approval to replat a tract of land to establish Melissa Ann Subdivision, generally located east of the intersection of Babcock Road and Melissa Ann Road. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Juanita Romero, Planner, presented item # 5 160445 to the Planning Commission.

Jaclyne Garcia, representative, requested approval for the variance and the plat.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item # 5 160445 (A) variance request, as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Chairman Peck asked for a motion for item # 5 160445 (B) plat request, as presented.

Motion: Commissioner Sherrill made a motion for Approval.

Second: Commissioner Whittington.

In Favor: Unanimous

Opposed: None

Motion Passed

Chairman Peck recused himself from the Planning Commission meeting at 2:17 p.m.

Item # 7 **160609:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Solana Ridge Subd. Unit 12R PUD Subdivision, generally located at the intersection of Ray Ellison Drive and Sol Trace. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Juanita Romero, Planner, presented item # 7 160609 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

- Item # 9 **170159:** Request by Brian Barron, Vice President, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Ashton Park Unit 5 (Enclave) Subdivision, generally located southeast of the intersection of Potranco Road and Sebastian Farm. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.rivas2@sanantonio.gov, Development Services Department)

Juanita Romero, Planner, presented item # 9 170159 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

- Item # 12 **170208:** Request by Joseph C. Hernandez, KB Home, for approval to replat and subdivide a tract of land to establish Madera P.U.D Subdivision, generally located at the intersection of Stahl Road and Higgins Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Juanita Romero, Planner, presented item # 9 170159 to the Planning Commission.

Applicant not present.

No citizens appeared to speak.

Motion

Vice-Chair Martinez asked for a motion for items 7, 9, and 12 as presented.

Motion: Commissioner Sherrill made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Chairman Peck re-entered the Planning Commission meeting at 2:18 p.m.

- Item # 35 **PLAN AMENDMENT CASE # 18010 (Council District 5):** A request by the Arturo and Julieta Hernandez for approval of a resolution to amend the Nogalitos/South Zarzamora 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 Lot 14 and 15, Block 1, NCB 8960, located at 1103 and 1107 Vermont Street. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018026)

Daniel Hazlett, Planner, presented item # 35 PA 18010 to the Planning Commission.

Staff mailed 40 notices to the surrounding property owners, 0 returned in favor, 11 returned in opposition, and also noted other surround residents are in opposition.

Lupe Sanchez, representative, stated the planned project is for a multi-family duplex on two (2) lots.

No citizens appeared to speak.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item 35 PA 18010, as presented.

Motion: Commissioner Martinez made a motion for Denial.

Second: Commissioner Sherrill

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

Opposed: M. Garcia

Motion Passed

- Item # 36 **PLAN AMENDMENT CASE # 18011 (Council District 8):** A request by the Petro-Steel Development Corp 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 “Community Commercial” and “Neighborhood Commercial” to “Low-Density Residential” on 12.46 acres out of NCB 18006, located in the 10500 Block of Bandera Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018034)

Daniel Hazlett, Planner, presented item # 36 PA 18011 to the Planning Commission.

Staff mailed 49 notices to the surrounding property owners, 0 returned in favor, and 2 returned in opposition.

Chad Johnson, representative, answered the Planning Commissioners questions and stated the proposed plan is for a single-family subdivision with seventy (70) units.

Rudy Nino, Planning Department, answered questions regarding the SA Tomorrow Plan.

The following citizens appeared to speak:

Edward Castor, spoke in opposition.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 36 PA 18011, as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Whittington recused himself from the Planning Commission meeting at 2:38 p.m.

Item # 38 A resolution in support of an Interlocal Agreement between the City of San Antonio, Bexar County, and Texas Parks and Wildlife related to the management and conservation of endangered species habitat in the Government Canyon State Natural Area related to the Southern Edwards Plateau Habitat Conservation Plan (SEP-HCP). (Michael Dice, Development Services Policy Administrator, Development Services Department, (210) 207-7877, Michael.Dice@sanantonio.gov)

Michael Dice, DSD Policy Administrator, presented item # 38 to the Planning Commission with a power point explaining the Southern Edwards Plateau Habitat Conservation Plan (SEP-HCP) and the areas included.

Jenny Blair, Consultant, answered questions regarding the funding for the project.

Melissa Ramirez, DSD Assistant Director, answered the Planning Commissioners questions.

No citizens appeared to speak.

Motion

Chairman Peck asked for a motion for item 38 as presented.

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

Second: Commissioner M, Garcia

In Favor: Unanimous

Opposed: None

Recused: Whittington

Motion Passed

Commissioner Whittington re-entered the Planning Commission meeting at 2:59 p.m.

Other Item

Item # 39 Briefing on the ongoing SA Tomorrow sub-area planning. [Rudy Nino, Jr., Assistant Director, Planning Department]

Rudy Nino, Assistant Director Planning Department, explained the SA Tomorrow Comp Plan and the updated thirteen (13) regional centers with the seventeen (17) Community Plans. He answered the Planning Commissioners questions.

Approval of Minutes

Item # 40 Consideration and Action on the Minutes from November 13, 2017.

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

Director's Report:

- 2018 Planning Commission Schedule
- 2017 Annual Report Booklet

Adjournment

There being no further business, the meeting was adjourned at 3:27 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director