



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

March 28, 2018

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
Casey Whittington, Vice Chair
Christopher Garcia, Pro-Tem

Michael Garcia Jr | Andrew Ozuna | June Kachtik |
Jessica Brunson | Kacy Cigarroa | Connie Gonzalez |
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

- **New Commissioner Oath, Leticia Vacek, Office of the City Clerk**
- **Roll Call**
- **Present: Peck, Whittington, C. Garcia, M. Garcia, Cigarroa, Ozuna, Kachtik, Gonzalez, Brunson, Kuderer**
- **Absent : None**
- Olga Valdez, World Wide Languages, translator was present.
- **Citizens to be Heard**
- Michael Heller, spoke in favor for #20 PA 18044.

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

Martha Bernal, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **160519:** Request by Gordon Hartman, Daphne Development, LLC, for approval to replat and subdivide a tract of land to establish Waterford Park Unit-4 Subdivision, generally located southeast of the intersection of Waterford Tree and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 2 **160442:** Request by David Peveto, 281 Storage, LLC, for approval to replat a tract of land to establish Sendero 281 North Subdivision, generally located north of the intersection of Overlook Parkway and US Highway 281. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3 **160569:** Request by Leslie Ostrander, Assistant Secretary for CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Valley Ranch - Unit 12B Subdivision, generally located northwest of the intersection of Wichita Parke and Monument Parke. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 4 **170058:** Request by Joseph Hernandez, KB Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish Fischer Tract, Unit 1B Subdivision, generally located northeast of Evans Road and Cibolo Vista. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 5 **170113:** Request by Mario Gonzalez, Southtown One, LTD, for approval to subdivide a tract of land to establish S. Presa Townhomes Subdivision, generally located at the intersection of Vance Street and Labor Street. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 6 **170154:** 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 44C, PUD Subdivision, generally located southwest of the intersection of Alamo Ranch Parkway and Del Webb Boulevard. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 7 **170273:** Request by Steve Sanders, UTSA Blvd IH10 LP, for approval to subdivide a tract of land to establish Schumacher Connector Road (MPCD), generally located northwest of the intersection of Hausman Road and IH-10. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

- Item # 8 **170335:** Request by Michael W. Moore, Perry Homes, LLC, for approval to subdivide a tract of land to establish Westpointe East Unit 33, Phase 7 Subdivision, generally located southeast of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 9 **170384:** Request by Joseph Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Palo Alto Unit 1 A Subdivision, generally located southwest of the intersection of Palo Alto Road and Southwest Loop 410 Highway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 10 **170560:** Request by Brett Henneke, for approval to replat a tract of land to establish DL Sutton Subdivision, generally located northwest of the intersection of John Adams Drive and Wild Cherry Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 11 **170591:** Request by Javier Valdez Villarreal Romo, for approval to replat a tract of land to establish Libson Subdivision, generally located northeast of the intersection of Silver Oaks Drive and Libson Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 12 **180014:** Request by Allan W. Young, Connection Industrial Park, LLC, for approval to subdivide a tract of land to establish SFIP Unit 3A & 4A Subdivision, generally located southeast of the intersection of North Foster Road and Cal Turner Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 13 **180068:** Request by Rozmin Yazdani, CPS Energy, for approval to subdivide a tract of land to establish Gemblar Central Garage Subdivision, generally located northwest of the intersection of Kono Road and Gemblar Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 14 **S.P. 2013:** A Resolution supporting the closure, vacation, and abandonment of 0.146 of an acre of unimproved Applewhite Street, Public Right of Way, located between 1602 South Flores Street and 202 Peters 1, in Council District 5, as requested by SOFLO OF SA LLC. Staff recommends Approval. (Becky Richard, Management Analyst, (210) 207-4024, Rebecca.Richard@sanantonio.gov, Transportation & Capital Improvements Department)

Annexation

- Item # 15 Public hearing and consideration of a resolution recommending the approval of a municipal boundary adjustment with the City of Terrell Hills for the transfer of 2.520 acres from the city limits of Terrell Hills to San Antonio. The subject property is located north of Austin Highway and east of North New Braunfels Avenue in Bexar County. Staff recommends Approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, Priscilla.Rosales-Pina@sanantonio.gov, (210) 207-7839]

Comprehensive Master Plan Amendments

- Item # 18 **PLAN AMENDMENT CASE # 18040 (Council District 5):** A request by The Legacy at Buena Vista, LP for approval of a resolution to amend the Guadalupe/Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Community Commercial” to “High Density Mixed Use” on 1.711 acres out of NCB 2310, located at 1409 Buena Vista Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018130)
- Item # 19 **PLAN AMENDMENT CASE # 18042 (Council District 5):** A request by Roberto Valle, Jr. for approval of a resolution to amend the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Neighborhood Commercial” on Lot 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018131)

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 16, 17, 20 & 21.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Item # 16 **(Continued from 03/14/18) PLAN AMENDMENT CASE # 18024 (Council District 8):** A request by Kaufman and Killen, Inc 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 "Country Tier" to "Suburban Tier" on 5.434 acres out of NCB 35936, located at 6185 Camp Bullis Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018092)

Staff mailed 12 notices to the surrounding property owners, 2 returned in favor, and 1 returned in opposition. Staff received 27 notices in favor and a petition with eighty (80) signatures in opposition from property owners outside the 200 foot notification radius.

Daniel Hazlett, presented item # 16 PA 18024 to the Planning Commission.

Ashley Farrimond, representative, presented a power point presentation with the information regarding the planned project for an existing daycare. The daycare is a Spanish-Immersion early childhood learning center that is seeking to expand its business to a third location. She explained why the location fits for the daycare and showed the zoning map and a site plan.

The following citizens appeared to speak.

Mary Stehlig, President of the Estates of Forrest Crest HOA, stated she worked towards an agreement with the representative .

Rachel Belinsky, stated the representative

The Planning Commission discussed and commented on the presented case.

Motion

Vice Chair Whittington asked for a motion for item # 16 PA 18024, as presented.

Motion: Commissioner Whittington made a motion to recommend Approval.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 17 **(Continued from 03/14/18) PLAN AMENDMENT CASE # 18036 (Council District 3):** A request by Nilkantheri Limited Partnership for approval of a resolution to amend the South Central San Antonio Community Plan, by changing the future land use from “Low Density Residential” to “Regional Commercial” on Lot 5 and Lot 32, Block 6, NCB 10938, located at 740 Hot Wells Boulevard. Staff recommends Denial with an Alternate Recommendation. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018119)

Staff mailed 18 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition, and the Highland Hills Neighborhood Association is in opposition.

Marco Hinojosa, Planner, presented item # 17 PA 18036 to the Planning Commission.

Dan Wallard, representative, amended the request to staff’s alternate recommendation of “Community Commercial.”

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 18036, as presented.

Motion: Commissioner C. Garcia made a motion for staff’s alternate recommendation of “Community Commercial.”

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Whittington recused himself from the Planning Commission meeting at 2:33 pm.

Item # 20 **PLAN AMENDMENT CASE # 18044 (Council District 2):** A request by Peggy Brimhall for approval of a resolution to amend the Government Hill 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 Lot 5 and the south 51 feet of Lot 4, Block 1, NCB 1265, located at 421 Pierce Avenue. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018139)

Staff mailed 27 notices to the surrounding property owners, 6 returned in favor, 9 returned in opposition, and the Government Hill Alliance is in favor.

Daniel Hazlett, Planner, presented item # 20 PA 18044 to the Planning Commission.

Pegy Brimhall, representative, presented a power point presentation with information regarding the planned project for four (4) units on the property. She stated her mission is to revitalize the property and make it fit with the character of the neighborhood.

The following citizens appeared to speak:

Cindy Tower, spoke in opposition and presented a powerpoint presentation of photos of the neighborhood and potential future problematic photos of the neighborhood.

Denise Homer, spoke in opposition regarding the negative impact on the surrounding properties of the subject property, and presented petitions in opposition.

Rose Hill, President of Government Hill Alliance, spoke in favor and stated the NA took an official vote.

Patrick Shea, left the meeting.

Marie Stout, spoke in favor, and stated her property is right next to the subject property.

Hitesh Leva, Co-owner of the property, spoke in favor and stated the project will meet all building and design requirements, and clarified any concerns from the neighbors.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 20 PA 18044, as presented.

Motion: Commissioner Gonzalez made a motion to recommend Approval.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Recused: Whittington

Motion Passed

Commissioner Whittington left the Planning Commission meeting at 2:50 pm.

Approval of Minutes

Item # 21 Consideration and Action on the Minutes from March 14, 2018.

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

Director's Report:

Adjournment

There being no further business, the meeting was adjourned at 3:25 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director