



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

April 11, 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

- 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

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

Mercedes Rivas, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **160566:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to replat a tract of land to establish Redbird Ranch Unit 11D-1 Subdivision, generally located southwest of the intersection of Reeves Loop and Hollimon Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 2 **170137:** Request by Jay A. Hanna, WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit 22-Q1 Subdivision, generally located southwest of the intersection of Sage Run and Cottonwood Way. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 3 **170312:** Request by Bruce Cash, PDI Development, Inc. / I-10 Investments, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 7, generally located southwest of the intersection of Interstate Highway - 10 East and Graytown Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 4 **170316:** Request by Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3, Ltd & Bitterblue/Rogers Water Interests, Ltd., for approval to replat and subdivide a tract of land to establish Shavano Highlands, Unit 4 (PUD) Subdivision, generally located northeast of the intersection of Loop 1604 and NW Military Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 5 **170322:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch-Unit 7B Subdivision, generally located northeast of the intersection of Ranch View East and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 7 **170374:** Request by Yolanda Colebank, Colebank Investments Inc., for approval to replat a tract of land to establish Coleback Estates Subdivision, generally located northwest of the intersection of Shetland Drive and Copinsay Avenue,. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 8 **170462:** Request by Gene Liguori, Home Living Hospitality LTD., for approval to replat and subdivide a tract of land to establish Elm Valley Unit 1A Subdivision, generally located southwest of the intersection of Medina Base Road and Five Palms Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

- Item # 9 **170595:** Request by Bruce Cash, PDI Development, Inc., for approval to subdivide a tract of land to establish Paloma Subdivision Unit 4 Subdivision, generally located southeast of the intersection of Weichold Road and Interstate Highway 10 East. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Time Extensions

- Item # 10 **140412:** Request by Ben Scott, HEB Grocery Company, LP. A Texas Limited Partnership, 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 Wilderness Oak Center Phase IIA & III Subdivision, generally located north of the intersection of Wilderness Oak and Summer Glen Way. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 11 **140542:** Request by Mark S. Milakovich, 1604 Wiseman partners, LLC, Swansea Interests, LLC., Wise Ellis Associates, LLC., Cogswell Corner, LLC., Sawh 12, LLC, 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 Eagle Point Subdivision, generally located northwest of the intersection of U.S. Highway 181 and Old Corpus Christi Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 13 Consideration of a Resolution recommending the acceptance of a dedication, from The McNay Art Museum, of three (3) unimproved parcels for a total of 0.471 of an acre (20,515 square feet) located at the intersection of New Braunfels Avenue North and Rittiman Road, in Council District 10. (Mary L. Fors, TCI - Sr. Real Estate Specialist, (210) 207-4083, mary.fors@sanantonio.gov).
- Item # 14 Resolution recommending the release of a 15' (0.152 acre) drainage easement and acquisition by dedication of a replacement 15' (0.152 acre) drainage easement, north of Lord Road, located in NCB 10615, Lot 81, Idea - W. W. White, San Antonio, Bexar County, Texas, in Council District 2, as requested by IDEA Public School. [Laurie Park, Property Agent Specialist, 210-207-7370, laurie.park@sanantonio.gov, Transportation and Capital Improvements]

Comprehensive Master Plan Amendments

- Item # 15 **PLAN AMENDMENT CASE # 18045 (Council District 1):** A request by Patrick W. Christensen for approval of a resolution to amend the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Community Commercial" on Lot 18, Lot 19, Lot 20 and Lot 21, Block 1, NCB 10110, located at 153 Avenue Del Rey. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018151)

Item # 17 **PLAN AMENDMENT CASE # 18047 (Council District 8):** A request by Jerry Arredondo 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 “Suburban Tier” to “Agribusiness Tier” on 0.8530 acres out of NCB 35733, located at 7081 Heuermann Road. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018156)

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 6, 12 16, & 17.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Pulled/Withdrawn:

Item # 17 **PA 18047-- Withdrawn**

Individual Items

Commissioner Whittington recused himself from the Planning Commission at 2:05 pm.

Item # 6 **170367:** Request by Blake Harrington, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Arcadia Ridge Subdivision, Unit 5C, generally located southwest of the intersection of Arcadia Path and Laurel Branch. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Mercedes Rivas, presented item # 6 170367 to the Planning Commission.

No citizens appeared to speak.

The Planning Commission discussed and commented on the presented case.

Motion

Vice Chair Whittington asked for a motion for item # 6 170367, as presented.

Motion: Commissioner C. Garcia made a motion to recommend Approval.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Whittington reentered the Planning Commission at 2:06 pm.

Item # 12 **Case S18-001** Street Name Change (Council District 2): A Resolution recommending approval to change the name of North and South Rio Grande to N and S Mel Waiters Way, between Larry Street and Ranger Street. (Eddie Torres, Senior Planner, (210)207-0168, eduardo.torres@sanantonio.gov, Development Services Department)

Staff mailed 71 notices to the surrounding property owners, and three neighborhood associations notified; Harvard Place-Eastlawn NA, Denver Heights NA, and Jefferson Heights NA.

Luz M. Gonzales, DSD Principal Planner, presented a power point for item # 12 S 18-001 to the Planning Commission. She explained the background information for the change to Mel Waiter's Way, the neighborhood demographics, the budget for the project, and the timeline process for the project.

The following citizens appeared to speak:

Andrew Wilson, Pastor, Shiloh Baptist Church, spoke in opposition for the name change and requested Mel Waiters Memorial Way to be added to the existing street.

Al Alford, spoke in favor and stated Mel Waiters is a San Antonio native.

Willie Turner, spoke in favor as a friend of Mel Waiters and stated he was an honorable man.

Emma DeLoach, spoke in opposition regarding the stresses of changing the address information for the seniors in the community.

Francis Jackson, spoke in favor.

Marcedes Fuller, family member of Mel Waiters, and spoke in favor, stating the change will provide hope for our youth. He also presented notices and petitions in favor from the surrounding community.

Laura Mills, spoke in opposition regarding the impact of the changes to the residing residents and requested a Mel Waiters Memorial Way similar to the Rosa Parks Memorial Way.

Keith Toney, spoke in favor.

Mamie Harrison, family member of Mel Waiters, spoke in favor stated he was an honorable man.

Janette Dela Cruz, spoke in opposition and stated the change will be difficult for her children.

Porsha Waiters, spoke in favor, and answered commissioner questions. She stated she is not in favor for adding Memorial Way to the existing street, and requested the street name be changed.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 12 S 18-001, as presented.

Motion: Commissioner Whittington made a motion to recommend Approval.

Second: Commissioner C. Garcia

In Favor: Peck, Whittington, C. Garcia, M. Garcia, Cigarroa, Ozuna, Brunson, Gonzalez

Opposed: Kachtik, Kuderer

Motion Passed

Item # 16 **PLAN AMENDMENT CASE # 18046 (Council District 1):** A request by Brown & Ortiz, P.C. 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” to “Low Density Mixed Use” on Lot 5, and the west triangular 60.2 feet of Lot 6, Block 5, NCB 2870, located at 1469 Valdez Avenue. Staff recommends Denial. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018154)

Staff mailed 31 notices to the surrounding property owners, 1 returned in favor, 7 returned in opposition, and the Tobin Hill Community Association is in opposition.

Nylih Acosta, Planner, presented item # 16 PA 18046 to the Planning Commission.

Ken Brown, representative, requested a continuance.

The following citizens appeared to speak:

Ben Fairbank, THCA, passed.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 16 PA 18046, as presented.

Motion: Commissioner Whittington made a motion to for a continuance to April 25, 2018.

Second: Commissioner Brunson

In Favor: Unanimous

Opposed: None

Recused: Whittington

Motion Passed

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

Approval of Minutes

Item # 18 Consideration and Action on the Minutes from March 28, 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 3:00 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director