



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

April 25, 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

Matthew Ozuna, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **170196:** Request by Leslie Ostrander, CHTEX of Texas, Inc., a Delaware Corporation The Sole General Partner of Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Alamo Ranch-Unit 18B Subdivision, generally located northwest of the intersection of Roft Road and Alamo Ranch Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 2 **170210:** Request by Joseph Hernandez, K.B. Home Lone Star Inc., for approval to replat and subdivide a tract of land to establish Falcon Landing-Unit 3, PH 2 Subdivision, generally located southwest of the intersection of Geronimo Drive and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 3 **170601:** Request by Dan Mullins, Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 6 PUD Subdivision, generally located southwest of the intersection of Ivory Canyon and Boerne Stage Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 4 **180089:** Request by Joshua Valenta, Agent, for approval to replat a tract of land to establish Forest Crest Lot 49 & Lot 50 Subdivision, generally located west of the intersection of West Tejas Trail and Great Navajo. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 5 **S.P. 2061 -** Request of a Resolution authorizing the closure, vacation and abandonment of a 0.458 of an acre (19,936 square feet) portion of Brackenridge Avenue Public Right of Way and an unimproved 0.069 of an acre (2,987 square feet) 12-foot wide alley located between Tendick Street and Fort Sam Houston adjacent to New City Block 1070 in City Council District 2, as requested by Bartlett Bexar, LLC, for a fee of \$240,759.00. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 6 Resolution supporting a request to vacate 1.59 linear feet of right-of-way out of a portion of Peacock Alley for approximately 147.6 square feet total, in NCB 415, Block 18, Lots A7, A8, A9, P100 and P102, San Antonio, Bexar County, Texas. Staff recommends Approval. (Laurie Park, Real Estate Specialist, (210) 207-7370, Laurie.Park@sanantonio.gov, TCI - Real Estate Division)

Comprehensive Master Plan Amendments

- Item # 8 **PLAN AMENDMENT CASE # 18043 (Council District 8):** A request by Alvin G Peters 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 “Rural Estate Tier” to “Mixed Use Center” on 21.27 acres out of CB 4719, located at 19389 Babcock Road. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018136)

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 7 & 9.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

Postponed/Withdrawn:

- Item # 9 **PA 18050—Postponed**

Mr. Kuderer left the Planning Commission meeting at 2:26 pm.

Individual Items

- Item # 7 **(Continued from 04/11/18) 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, 6 returned in opposition, and the Tobin Hill Community Association is in opposition.

Nylih Acosta, Planner, presented item # 7 PA 18046 to the Planning Commission.

Ken Brown, representative, stated the request is to allow for “IDZ” with uses for (5) five units, he also addressed the parking and traffic issues.

The following citizens appeared to speak:

Ben Fairbank, THCA, read a statement in opposition.

Theresa Canales, spoke in opposition.

Chrissy McCain, District 1 council aide, declined to answer any questions.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 7 PA 18046, as presented.

Motion: Commissioner Whittington made a motion to recommend Approval as presented.

Second: Commissioner Cigarroa

In Favor: Peck, Whittington, Cigarroa, Ozuna, Gonzalez

Opposed: C. Garcia, Kachtik, M. Garcia, Brunson,

Motion Passed

Approval of Minutes

Item # 10 Consideration and Action on the Minutes from April 11, 2018.

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

Director's Report:

- Short Term Rental update.

Adjournment

There being no further business, the meeting was adjourned at 2:52 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director