

City of San Antonio



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

May 9, 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 |

12:00 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

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

Plats

- Item # 1 **160404:** Request by Tony Abyad, L410/H16, LP, for approval to replat a tract of land to establish Palo Alto Retail Development Subdivision, generally located at the southeast corner of the intersection of Loop 410 and State Highway 16. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 2 **160433:** Request by David C. Frye, San Antonio 2015 LLC, for approval to subdivide a tract of land to establish Heritage Oaks Unit 3A MPCD Subdivision, generally located south of the intersection of Englemann Oak and Big Spring Lane. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 3 **160484:** Request by Ricardo Trevino, Juan Melgar, and Antonio Salazar, for approval to replat a tract of land to establish R. Trevino Subdivision II, generally located southeast of intersection of East Ashley Road and Pleasanton Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 8 **170514:** Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to replat and subdivide a tract of land to establish Waterwheel Subdivision Unit 1 Phase 2 Subd., generally located northwest of the intersection of Wind Gate Parkway and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 9 **170540:** Request by Leslie Ostrander, Continental Homes of Texas, LP., for approval to replat and subdivide a tract of land to establish Whisper Falls Unit 1B Subdivision, generally located southeast of the intersection of Masterson Road and U.S. Highway 90. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 10 **170545:** Request by Harry Hausman, Vintage Oaks, LLC, Kirk Breitenwischer, Castle Rock Communities, L.P., and Timothy Pruski, Bella Vista C.M.I., LTD., for approval to replat and subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 4 generally located northeast of the intersection of County Road 381 South and Omicron Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 11 **170546:** Request by Timothy Pruski, Bella Vista C.M.I., LTD. For approval to subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 5, generally located west of the intersection of Lambda Drive and Omicron Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

- Item # 12 **170567:** Request by Heriberto Perez, for approval to replat and subdivide a tract of land to establish E.P.C. Subdivision, generally located north of the intersection of Rockwell Boulevard and W. Villaret Street. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 13 **170584:** Request by Roberto C. Leal, Leca Construction, LLC, for approval to subdivide a tract of land to establish Lakeview Villas Subdivision, generally located at the intersection of Lakeview Drive and Woodlake Parkway. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 14 **170593:** Request by Gordon Hartman, Daphne Development, LLC, for approval to replat and subdivide a tract of land to establish Waterford Park, Unit 5B Subdivision, generally located southwest of the intersection of Culebra Road and Waterford Tree. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 15 **180043:** Request by Harry Adams, McCombs Family Partners, for approval to subdivide a tract of land to establish 36.06 Acre Tract at Potranco/AL Subdivision, generally located northeast of the intersection of Potranco Road and Grosenbacher Road. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
- Item # 16 **180049:** Request by Juan Carlos Garza Living Trust, for approval to replat a tract of land to establish Rustic Lane Subdivision, generally located southwest of the intersection of Sleepy Hollow Road and Rustic Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department) Services Department)
- Item # 17 **180141:** Request by Bruce Cash, PDI Development, Inc. / I-10 Investments, Ltd., for approval to subdivide a tract of land to establish Paloma Subdivision Unit 5A, generally located northwest of the intersection of Carducci Drive and Pablo Way. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 18 **180230:** Request by Bryan Sims, HDC Freedom Hills LLC, for approval to replat a tract of land to establish Freedom Hills UT 3-4 Lot 901 Subdivision, generally located southwest of the intersection of Ray Ellison Boulevard and Walnut Valley Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Land Transaction

- Item # 19 **S.P. 2027** - Request of a Resolution authorizing the closure, vacation and abandonment of an unimproved 2.842 acre (123,798 square feet) 100-foot wide Public Right of Way in City Council District 4, as requested by Julio Gonzalez, Estela Gonzalez and Julio Gonzalez Jr, for a fee of \$50,857.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

Comprehensive Master Plan Amendments

- Item # 21 **PLAN AMENDMENT CASE # 18053 (Council District 2):** A request by Eddy Hernandez Perez, Walsh Gallegos Trevino Russo & Kyle P.C., for approval of a resolution to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Public Institutional” on 5.84 acres out of NCB 12831 and NCB 12836, located at 1314 Hines Avenue. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8202, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018174)
- Item # 22 **PLAN AMENDMENT CASE # 18054 (Council District 1):** A request by applicant Layce Lefevre, for approval of a resolution to amend the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Mixed Use” on Lot 8, Lot 9, and Lot 10, Block 36, NCB 1868, located at 810 West Craig Place. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8202, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018175)
- Item # 23 **PLAN AMENDMENT CASE # 18055 (Council District 8):** A request by UP Engineering, LLC 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 “Agribusiness Tier” on Lot 52, Lot 53, Lot 54, and Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018177)
- Item # 24 **PLAN AMENDMENT CASE # 18056 (Council District 10):** 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 “Parks/Open Space” to “Public Institutional” on 2.57 acres out of NCB 14945, Generally located at Wurzbach Parkway and Thousand Oaks Drive. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018184)
- Item # 25 **PLAN AMENDMENT CASE # 18058 (Council District 3):** A request by Donop Holdings, LLC, for approval of a resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Agribusiness/RIMSE Tier” to “Suburban Tier” on 63.5280 acres out of CB 4700, generally located southeast of Donop Road and Southton Road (also known as the 13500 block of Old Corpus Christi Highway).Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8202, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018188)

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 4, 5, 6, 7, 8, 20, 22, 23, 26, & 27

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Chairman Peck recused himself from the Planning Commission at 2:08 pm.

Item # 6 **170505:** Request by Brian Barron, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Waterwheel Unit 1 Phase 1 Subd, generally located east of the intersection of (471) Culebra Road and Geronimo Drive. Staff recommends Approval (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov Development Services Department)

Item # 7 **170506:** Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Waterwheel Unit 2 Phase 1 Subdivision, generally located at the intersection of Culebra Road and Landa Falls. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented items # 6 170505 and # 7 170506 to the Planning Commission.

No citizens appeared to speak.

Motion

Vice Chair Whittington asked for a motion for items #6 170505 and #7 170506, as presented.

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

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Recused: Peck

Motion Passed

Item # 8 **170514:** Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to replat and subdivide a tract of land to establish Waterwheel Subdivision Unit 1 Phase 2 Subd., generally located northwest of the intersection of Wind Gate Parkway and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 8 170514 to the Planning Commission.

Luis Ramon, CEC rep, stated the drainage issues are being addressed and answered any other questions.

Sabrina Santiago, TCI Engineer, addressed the concerns with drainage issues.

The following citizens appeared to speak:

John Brouse, spoke in opposition and presented pictures to the Planning Commission regarding drainage issues.

Robert Jaramillo, President of the Windgate Ranch NA, spoke in opposition with drainage concerns.

The Planning Commission discussed and commented on the presented case.

Motion

Vice Chair Whittington asked for a motion for item # 8 170514, as presented.

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

Second: Commissioner Cigarroa

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

Opposed: Kachtik, M. Garcia

Recused: Peck

Motion Passed

Chairman Peck re-entered the Planning Commission at 2:24

Item # 4 **170055:** Request by Cesar Rodriguez-Navarro, for approval to replat a tract of land to establish Rodriguez Subdivision, generally located northwest of the intersection of Mountain Drive and Easton Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 4 170055 to the Planning Commission.

Applicant not present

The following citizens appeared to speak:

Rosalie Dill, spoke in opposition.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 4 170055, as presented.

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

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 26 Consideration and Action to fill expired or vacant terms to the Planning Commission Technical Advisory Committee (PCTAC).

Motion

Chairman Peck asked for a motion for appointment of the Development Professional category for PCTAC.

Motion: Commissioner C. Garcia motioned to appoint S. Wright as first (2 year term – May 9, 2020).

Second: Commissioner Brunson

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Cigarroa recused herself from the Planning Commission at 2:31 pm.

Motion

Chairman Peck asked for a motion for appointment of the Development Professional Alternate for PCTAC.

Motion: Commissioner Kachtik motioned to appoint **D. Benson** as alternate (2 year term – May 9, 2020).

Second: Commissioner Brunson

In Favor: Unanimous

Opposed: None

Recused: Cigarroa

Motion Passed

Commissioner Cigarroa re-entered the Planning Commission at 2:32 pm.

Motion

Chairman Peck asked for a motion for appointment of the Registered Professional Engineer category for PCTAC.

Motion: Commissioner Whittington motioned to appoint **M. Cox** as first (2 year term-May 9, 2020).

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

The Planning Commission took a vote between Stephen Lin and Bob Liesman for Professional Engineer Alternate. Voting results are (4 Lin-5 Liesman).

Motion

Chairman Peck asked for a motion for appointment of the Registered Professional Engineer category for PCTAC.

Motion: Commissioner Whittington motioned to appoint **Liesman** as alternate (2 year term-May 9, 2020).

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

The Planning Commission took a vote between Ken Brown, Jack Guerra, Michael Taylor for the Planning Professional category. Voting results are (5-Brown/0-Guerra/4-Taylor).

Motion

Chairman Peck asked for a motion for appointment of the Planning Professional category for PCTAC.

Motion: Commissioner Cigarroa motioned to appoint **K. Brown** as first (2 year term May 9, 2020).

Second: Commissioner Brunson

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for appointment of the Planning Professional alternate category for PCTAC.

Motion: Commissioner Kachtik motioned to appoint **M. Taylor** as first (2 year term-May 9, 2020).

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Motion

Chairman Peck asked for a motion for (2) two appointments for the Community Representative Category for PCTAC.

Motion: Commissioner C. Garcia motioned to appoint **J. Sherrill** (2year term –May 9, 2020) and **D. Reid** (2year term –May 9, 2020).

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Whittington left the Planning Commission meeting at 2:38 pm.

Item # 5 **170437:** Request by Nancy Torres and Heliodoro Torres, for approval to replat a tract of land to establish Nancy & Heliodoro Torres Subdivision, generally located northeast of the intersection of West Oaks Estates Drive and Blanco Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item # 5 170437 to the Planning Commission.

Lori, K Love Engineering, stated she would answer any commissioner questions.

The following citizens appeared to speak:

Mike & Cindy Gabel, spoke in opposition.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 5 170437, as presented.

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

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 20 **PLAN AMENDMENT CASE # 18051 (Council District 2):** A request by Jerry Arredondo for approval of a resolution to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Regional Commercial” on Lot 24, Lot 25, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31 and the south 40-feet of Lot 32, Block 5, NCB 12875, located at 403, 415 and 431 Stutts Drive. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018171)

Staff mailed 24 notices to the surrounding property owners, 0 returned in favor, 7 returned in opposition, and the Eastgate Neighborhood Association is in opposition. Staff also stated 26 notices in opposition received from the surrounding properties outside the 200 foot notification radius.

Daniel Hazlett, Planner, presented item # 20 PA18051 to the Planning Commission.

Applicant not present.

The following citizens appeared to speak:

Earl Cook, Eastgate NA rep, spoke in opposition.

Sylvia Alaniz, spoke in opposition.

Delia Rodriguez, agreed with Ms. Sylvia Alaniz and spoke in opposition.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 20 PA 18051, as presented.

Motion: Commissioner Ozuna made a motion for a continuance to June 13, 2018.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 22 **PLAN AMENDMENT CASE # 18054 (Council District 1):** A request by applicant Layce Lefevre, for approval of a resolution to amend the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Mixed Use” on Lot 8, Lot 9, and Lot 10, Block 36, NCB 1868, located at 810 West Craig Place. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8202, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018175)

Marco Hinojosa, Planner, presented item # 22 PA 18054 to the Planning Commission.

Layce Lefevre, requested a continuance.

The following citizens appeared to speak:

Cosima Calvin, spoke in favor.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 22 PA 18054, as presented.

Motion: Commissioner Kachtik made a motion to recommend for a continuance to May 23, 2018.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 23 **PLAN AMENDMENT CASE # 18055 (Council District 8):** A request by UP Engineering, LLC 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 “Agribusiness Tier” on Lot 52, Lot 53, Lot 54, and Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018177)

Kayla Leal, Planner, presented item # 23 PA 18055 to the Planning Commission.

Ryan Plagin, Up Engineering, 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 # 23 PA 18055, as presented.

Motion: Commissioner Brunson made a motion for a continuance to May 23, 2018.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 27 Consideration and Action on the Minutes from April 25, 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 3:01 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director