

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

October 10, 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

Christopher Garcia, Vice Chair

Andrew Ozuna, Pro-Tem

Michael Garcia Jr | Vacant | June Kachtik |

Jessica Brunson | Kacy Cigarroa | Connie Gonzalez |

Ex-Officio Members

Francine Romero, Chair Zoning Commission | John Kuderer, 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, C. Garcia, Ozuna, Kachtik, Brunson, Cigarroa, Gonzalez

- Absent : Gonzalez, M. Garcia

-German Perez, 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 **160610:** Request by Husain Ezzi, San Antonio, Inc. DBA San Antonio Masjid, for approval to replat and subdivide a tract of land to establish San Antonio Masjid Subdivision III, generally located northwest of the intersection of Farmview Loop and Farmview Lane. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 2 **170012:** Request by Roberta Lowe, authorized agent for MLK Garden Homes, LLC, for approval to replat and subdivide a tract of land to establish MLK Garden Homes Subdivision, generally located at the intersection of Martin Luther King Drive and Aurelia Street. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 3 **170538:** Request by Joseph Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Palo Alto Unit 1B Subdivision, generally located southwest of Loop 410 and State Highway 16. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 5 **180212:** Request by Lloyd A. Denton, Jr., Beitel Creek LTD., for approval to subdivide a tract of land to establish Beitel Creek Commercial Subdivision, generally located northeast of the intersection of Thousand Oaks Drive and Wurzbach Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 6 **180315:** Request by Joseph Hernandez, HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Horizon Pointe Subdivision, Unit 14, generally located north of the intersection of Woodlake Parkway and Sierra Sunset. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 7 **180328:** Request by John Cooley, T/A Apartments Inc., for approval to subdivide a tract of land to establish City Center (IDZ) Subdivision generally located southeast of the intersection of Center Street and North Swiss Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 8 A Resolution recommending the declaration as surplus of property of approximately 2.583 acres of 506 Dolorosa as described in Attachment A, approximately 2.032 acres of 702 Dolorosa as described in Attachment B, and approximately 1.110 acres of 332 W. Commerce as described in Attachment C to facilitate a redevelopment in collaboration with University of Texas at San Antonio to construct a new School of Data Science, National Security Collaboration Center, and School of Business, as well as, provide for a future residential mixed use development in Council District 1.

Variances

- Item # 9 Request by Mr. Mark Kastner, P.E., for approval of a tree preservation variance request from Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.”, generally located at the intersection of Boerne Stage Road and River Ranch. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 13 **PLAN AMENDMENT CASE # 18093 (Council District 2):** A request by Bendicion Engineering LLC, applicant, for approval of a resolution amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” to “Mixed Use” on North 52.3 feet of Lot 5 and 6 and 87.3 feet of Lot 5 and 6, Block 7, NCB 649, located at 926 and 930 Hoefgen. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018327)
- Item # 14 **PLAN AMENDMENT CASE # 18094 (Council District 6):** A request by Kaufman & Killen, Inc., applicant, for approval of a resolution amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks and Open Space” to “Community Commercial” on 2.64 acres out of NCB 15098, generally located on Culebra Road between Les Harrison Drive and Selene Drive. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018332)
- Item # 15 **PLAN AMENDMENT CASE # 18095 (Council District 1):** A request by Kaufman & Killen, Inc 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 “Low Density Mixed Use” on 0.322 acres out of NCB 3894, located at 125 Walsh Street. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018333)
- Item # 16 **PLAN AMENDMENT CASE # 18097 (Council District 8):** A request by Brown & Ortiz, P.C. 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 “Suburban Tier” on 31.915 acres out of NCB 34727, NCB 34760, and NCB 18333, located at 6940 Heuermann Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018336)

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner Ozuna motioned to approve all items on the combined agenda as presented with the exception of items 4, 11, 12, 17.

Second: Commissioner C.Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

At 2:07 p.m. Commissioner Cigarroa recused herself from the Planning Commission.

Item # 4 **180011:** Request by John Peveto Jr., for approval to replat a tract of land to establish Replat of Dominion Phase-1 PUD Subdivision, generally located northeast of the intersection of Dominion Drive and Carefree Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner C. Garcia motioned to approve.

Second: Commissioner X

In Favor: Unanimous

Opposed: None

Motion Passed

At 2:08 p.m., Commissioner Cigarroa returned to the Planning Commission.

Item # 11 **(Continued from 09/26/18) PLAN AMENDMENT CASE # 18082 (Council District 4):** A request by James Glasgow, applicant and representative, for approval of a resolution to amending the West/Southwest Sector Plan, a component of the Comprehensive Master plan of the City, by changing the future land use from “Agribusiness Tier” to “Suburban Tier” on 13.530 acres out of NCB 11212, located at 9040, 9042, and 9048 Somerset Road. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case # Z2018262)

Marco Hinojosa, Planner, presented item #11 18082 to the Planning Commission.
Jim Glasgow, applicant, is present, and asking for a 2 week continuance.

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner Ozuna motioned to approve a 2 week continuance to the October 24, 2018 meeting.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 12 **PLAN AMENDMENT CASE # 18092 (Council District 3):** A request by Anh Tien Pham, applicant, for approval of a resolution amending the Highlands Community 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 22, Block 12, NCB 2950, located at 123 Waleetka. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018326)

Marco Hinojosa, Planner, presented item #12 18092 to the Planning Commission.
Anh Tien Pham, applicant, is present.

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner Kachtik motioned to uphold staff’s recommendation of denial.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

At 2:29 p.m., Commissioner Brunson recused herself from Planning Commission.

Item # 17 **PLAN AMENDMENT CASE # 18100 (Council District 3):** A request by Vin Title LLC, applicant, for approval of a resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “General Urban Tier” to “Regional Center” on 0.0263 acres out of NCB 9314, located at 930 Southwest Military Drive. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018314 S)
Daniel Hazlett, Planner, presented item #17 18100 to the Planning Commission.
Henry, applicant, is present.

Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner Kachtik motioned to uphold staff’s recommendation of denial.

Second: Commissioner Cigarroa

In Favor: Cigarroa, C. Garcia, Peck, Kachtik

Opposed: Ozuna

Motion Fails

No motion, item will be back on October 24, 2018 meeting.

2:36 p.m., Commissioner Brunson re-entered the commission.

Withdrawn/Pulled/Postponed

Item # 10 **(WITHDRAWN) PLAN AMENDMENT CASE # 18098 (Council District 10):** A request by Bendicion Engineering LLC, applicant, for approval of a resolution amending the Northeast Inner Loop 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 Mixed Use,” on Lot 46, NCB 11889, and the West 72.6 feet of Lot 55 and the East 42.6 feet of Lot 55, NCB 11889, located at 328 East Sunset Drive. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case # Z2018328)

Approval of Minutes

Item # 18 Consideration and Action on the Minutes from September 26, 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 2:36 p.m.

The Planning Commission recessed at 2:36 p.m.

The Planning Commission and Historic Design Review Commission reconvened for a joint meeting at 5:30 p.m.

5:30 P.M. - Call to Order, Board Room

- **Roll Call**
- **Chairmen's Statements**
- **Present: Peck, C. Garcia, Ozuna, Kachtik, Brunson, Cigarroa, Gonzalez, Guanno, Fish, Wolff, Bustamante, Carpenter, Grube, Bowman, Laffoon, Garza**
- **Absent : M. Garcia, Fetzer, Connor**

-Maria Elisa Murray, World Wide Languages, translator was present.

- **Citizens to be Heard**

Individual Items

Item # 1 A Public Hearing and Joint meeting of the Planning Commission and the Historic and Design Review Commission for a presentation, discussion and action on matters related to the Alamo Master Plan.

Citizens to be heard

Patty Zaiontz, spoke in opposition.

Don Dixon, spoke in opposition.

Susan Beavin, spoke in opposition.

N. Torres, spoke in opposition.

Lee Spencer White, spoke in opposition.

Randy Barnes, spoke in opposition.

Ramon Vasquez, spoke in opposition.

Forrest Byas, spoke in agreement.

George Cisneros, spoke in opposition.

Robert Benavides, spoke in opposition.

Sharon Davison, spoke in opposition.

Raylon Schlueder, spoke in opposition.

Jack Finger, spoke in opposition.

Susan Green, spoke in opposition.

Brandon Burkhardt, spoke in opposition.

Keri Hillyer, spoke in opposition.

Rick Briscoe, spoke in opposition.

Frank Adelman, spoke in opposition.

At 8:00 p.m., commission adjourned for a 5 minute break.

At 8:05 p.m., commission reconvened for board discussions and vote.

Planning Commission Motion

Chairman Peck asked for a motion for the items as presented.

Commissioner Gonzalez motioned to approve.

Second: Commissioner C. Garcia.

In Favor: Cigarroa, C. Garcia, Gonzalez, Peck, Ozuna

Opposed: Brunson

Abstain: Kachtik

Motion Passed

Historic Design Review Commission Motion

Chairman Guarino asked for a motion for the items as presented.

Commissioner Bustamante motioned to approve.

Second: Commissioner Grube.

In Favor: Fish, Wolff, Garza, Bustamante, Carpenter, Grube, Bowman, Guarino

Opposed: Laffoon

Motion Passed

Director's Report:

Adjournment

There being no further business, the meeting was adjourned at 9:43 p.m.

APPROVED

George W. Peck, Chairman

ATTEST:

Melissa Ramirez, Assistant Director