

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, August 12, 2015

2:00 PM

1901 S. Alamo

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

Marcello Diego Martinez, Chair |
George Peck, Vice Chair | Andrea Rodriguez, Chair Pro Tem |
Jody R. Sherrill | Angela Rinehart | Michael Garcia Jr. |
George McNair | Aaron Seaman | Bradley Carson |

Ex-Officio Members

William Shaw, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment |
Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

1:30 P.M. - Work Session, Tobin Room

Briefing on the voluntary annexation of 36.123 acres located at 5710 E. Evans Road (Sofia Lopez, Senior Planner, Department of Planning and Community Development)

2:00 P.M. - Call to Order, Board Room

- Roll Call – Present: Martinez, Peck, Rodriguez, Rinehart, Sherrill, Garcia, McNair, Carson, Shaw

Absent: Seaman

- Citizens to be Heard – Ross Laughead, speaking on behalf of Oakland Estates Neighborhood Association on items #22 PA 15061 and #23 PA 15063. He stated they are in agreement of the proposed amendment with the covenants.

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.

Chairman Martinez stated item #27 PA 15076 has been withdrawn as per the applicant's request.

Combined Items

Andrew Martinez, planner presented items.

Plat(s)

3. **140286:** A request by Alan F. Scott, 242 Cresta Bella GP, LLC, for approval to subdivide a tract of land to establish Cresta Bella Unit 7A Enclave Subdivision, generally located east of the intersection of Bella Cloud and Cresta Bulivar. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
4. **140463:** A request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB-Kennedy Hill (TIF) Subdivision, generally located southeast of Military Drive and Old Corpus Christi Road. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
5. **140495:** A request by Alan F. Scott, 242 Cresta Bella, Ltd., for approval to subdivide a tract of land to establish Cresta Bella Unit 9A Enclave Subdivision, generally located southwest of intersection of Interstate Hwy 10 and Cresta Bella Drive. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
6. **140534:** A request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Savannah Subdivision Unit 1A, generally located northeast of the intersection of Culebra Road and Galm Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
7. **140535:** A request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Savannah Subdivision Unit 1B Subdivision, generally located west of the intersection of Addison Ridge and Ranch Bend. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

8. **140552:** A request by William G. Jones, 281 Overlook Parkway Partners, L.P., for approval to subdivide a tract of land to establish Overlook Town Center Subdivision Unit 1, generally located on the southeast of Bulverde and US Highway 281. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
9. **150041:** A request by Steve Saxon, SLF IV / Legacy NWSA, L.P., A Limited Texas Partnership, for approval to subdivide a tract of land to establish Ansley at Overlook Subdivision, generally located north of the intersection of Babcock Road and De Zavala Road. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
10. **150050:** A request by Gordon V. Hartman, Neighborhood Revitalization Initiative, Ltd., for approval to replat and subdivide a tract of land to establish Northeast Crossing Unit 15 (TIF) Subdivision, generally located southeast of the intersection of Woodlake Parkway and Wisteria Hill. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
11. **150074:** A request by Ian Cude, Continental Homes of Texas, L.P., for approval to vacate and subdivide a tract of land to establish Savannah Subdivision Unit 5, generally located northeast of the intersection of Culebra Road and Galm Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
12. **150075:** A request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Savannah Subdivision Unit 5A, generally located northeast of the intersection of Culebra Road and Galm Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
13. **150101:** A request by Gary Runner, David Weekley Homes, for approval to replat a tract of land to establish East Courtland Place (IDZ) Subdivision, generally located northwest of the intersection of East Courtland Place and McCullough Avenue. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
14. **150167:** A request by David Robertson, R3 Developments, LLC, for approval to replat a tract of land to establish Clay Street Townhomes IDZ Subdivision, generally located southeast of the intersection of South Flores Street and Clay Street. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
15. **150174:** A request by Jay Hanna, HM Leonard Development, LP, for approval to subdivide a tract of land to establish Balcones Creek Ranch Unit 7, Enclave Subdivision, generally located northwest of the intersection of Victoria Road and Saxet Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

- 16. 150193:** A request by Scott Teeter, Lennar Homes, for approval to replat and subdivide a tract of land to establish Marbach Village Unit 3 Subdivision, generally located on the southwest of Marbach Road and Ellison Drive. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
- 17. 150298:** A request by Ed Hinojosa, San Antonio Housing Authority and Wyatt Truscheit, IDEA Public Schools, for approval to vacate a tract of land known as Springview Unit 3 Phase III Subdivision (Plat no. 010402), generally located northeast of the intersection of Martin Luther King Drive and South Rio Grande Street. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- 18. 150306:** A request by Anant Patel, Chakshu LLC., for approval to subdivide a tract of land to establish Chakshu Subdivision, generally located at the southwest corner of Guilbeau Road and Brickwood. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Variance(s)

- 20. Tree Preservation Variance Request TPV#15-005:** A request by Mr. Hugo Cabrera, CP&Y Inc. on behalf of San Antonio Water System for San Antonio River Outfall (SARO) Project 2B for approval of a variance request from the 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.” The proposed 16,550 linear feet alignment of the 2B portion of the 48-inch sanitary sewer line for the San Antonio River Outfall project is unable to meet the minimum preservation requirements. The total required 152 inches of mitigation are to be met by a payment into the Tree Mitigation Fund in the amount of \$30,400. Proposed project alignment starts at SAWS Salado Creek Water Recycling Center and ends at intersection of Old Corpus Christi Rd and Henderson Court. Staff recommends approval. (Justin R. Krobot, Assistant City Arborist, (210)207-6042, justin.krobot@sanantonio.gov, Development Services, Land Development – Tree Preservation Division).

Comprehensive Master Plan Amendment(s)

- 22. PA 15061 (Council District 8) – (Continued from 07/22/15):** A request by Brown & Ortiz, P.C. (c/o James B. Griffin), for approval of a resolution to amend the future land use plan contained in the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately Lot 11, Block 1, NCB 14701 located at 5949 Babcock Road from “Neighborhood Commercial” to “Community Commercial”. Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

- 23. PA 15063 (Council District 8) –** (Continued from 07/22/15): A request by Ryan Schuchart, for approval of a resolution to amend the future land use plan contained in the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately Lot E 334.5 ft of 10, Block 1, NCB 14701 located in the 5900 Block of Babcock Road from “Neighborhood Commercial” to “Community Commercial”. Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)
- 24. PA 15049 (Council District NA/ETJ):** A request by Brown & Ortiz, P.C. (c/o Daniel Ortiz), for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 36.123 acres out of Lot 10, NCB 4915 generally located at the 5710 Block of East Evans Road from “Country Tier” to “Suburban Tier”. Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)
- 26. PA 15070 (Council District NA/ETJ):** A request by Brown & Ortiz, P.C. (c/o James McKnight), for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 9.164 acres out of Lot 2, NCB 4862 located at 26624 Bulverde Road from “Country Tier” to “Suburban Tier”. Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)
- 28. PA 15071 (Council District 3):** A request by Brown and Ortiz, for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 283.27 acres of land out of NCB 4006, located at 16700 Block of South US HWY 281, from “Country Tier” to “Suburban Tier”. Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

Other Item(s)

- 30. Public Hearing and consideration of a resolution for the voluntary annexation of approximately 36.123 acres on County Block 4915 located at 5710 E. Evans Road, adjacent to the City of San Antonio City limits, in north-central Bexar County.** Staff recommends approval. [Sofia Lopez, Senior Planner, Department of Planning and Community Development, sofia.lopez@sanantonio.gov, (210) 207-0268]

Chairman Martinez asked for a motion to approve items as presented.

Motion: Commissioner Peck to approve all items on the combined hearing as presented.
Second: Commissioner Carson
In Favor: Unanimous
Opposed: None
Motion Passes

Individual Consideration**Annual Operating and Capital Budget**

1. Public hearing, briefing and consideration of the City of San Antonio's FY 2016 Proposed Annual Operating and Capital Budget. (Presented by Maria Villagomez, Director, Office of Management & Budget and Mike Frisbie, Director, Transportation & Capital Improvements Department)

Chad Tustison, Assistant Director, Transportation & Capital Improvements Department, presented infrastructure portion of the FY 2016 Proposed Annual Budget.

Debbie Sittre, Assistant Director, Transportation & Capital Improvements Department, presented Capital budget portion of the FY 2016 Proposed Annual Budget.

Motion: Commissioner Garcia to approve item as presented
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

Planned Unit Development

2. **13-00013.01:** A request by Alan Hulme, as authorized agent for Global Evangelism, Inc., for approval to amend Cornerstone N.W. Military Subdivision, PUD, generally located northeast of the intersection of N.W. Military Drive and Calle Del Oro. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Andrew Martinez, Planner, presented item and recommended approval.

Ken Brown, representative, stated they are proposing a private school; Cornerstone School grades Kindergarten thru 12th grade. He stated they have been working with the surrounding neighbors as well as Camp Bullis regarding this proposal.

Chala McDonald, President of HOA, stated they have met with the representative and would like to ensure the appropriate traffic plans are in place to alleviate their traffic concerns.

Gregory Russell, spoke in opposition.

Motion: Commissioner Peck to approve item as presented
Second: Commissioner Rinehart
In Favor: Unanimous
Opposed: None
Motion Passes

Plat(s)

- 19. 150334:** A request by Lloyd A. Denton Jr., Rogers 1604 Commercial, LTD., and Matthew Hagee, Global Evangelism, INC., for approval to replat and subdivide a tract of land to establish Cornerstone NW Military Campus (PUD) Subdivision, generally located northeast of the intersection of Northwest Military Drive and Calle Del Oro. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Motion: Commissioner Peck to approve item as presented
Second: Commissioner McNair
In Favor: Unanimous
Opposed: None
Motion Passes

Comprehensive Master Plan Amendment(s)

- 21. PA15060 (Council District 7) – (Continued from 7/22/2015):** A request by Joel Castillo, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1036 acres of land being Lot S IRR 44 FT of 25 and 26 in NCB 1989 located at 2327 North Zarzamora from “Neighborhood Commercial” to “Community Commercial”. Staff recommends denial. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item and recommended denial.

Joel Castillo, applicant, stated the purpose of requesting the proposed amendment is to allow for parking for his commercial trucks.

Jorge Canales, representative, stated Mr. Castillo has been utilizing the subject property as parking for his commercial trucks over 15 years. He stated the City of San Antonio rezoned this area and Mr. Castillo was unaware of the change which now prohibits the proposed uses.

Josh Mann, District 7 Council Office, stated they have met with Mr. Castillo and they are in support with his request.

Motion: Commissioner Carson to approve item as presented
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

- 25. PA 15062 (Council District 1):** A request by Jesse Sepulveda, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use approximately being of Lot S IRR 92.7 ft of 11 and 12, Block 139, NCB 8814 located at 1807 West Wildwood Drive from "Urban Low Density Residential" to "Community Commercial". Staff recommends denial with an alternate recommendation. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

Shepard Beamon, Planner, presented item and recommended denial with an alternate recommendation. He further stated the applicant had to leave however he would like to request a 60 day continuance to order to complete and submit a site plan.

Motion: Commissioner Garcia to recommend a continuance until September 9, 2015
Second: Commissioner Rinehart
In Favor: Unanimous
Opposed: None
Motion Passes

Other Item(s)

- 29.** Consideration of proposed Unified Development Code (UDC) amendments submitted by an Individual or Public/Private Organization in accordance with Section 35-111 of the UDC for editing, clarification, or rule interpretation. (Melissa Ramirez, Policy Administrator, (210) 207-7038, melissa.ramirez@sanantonio.gov and Tony Felts, Senior Planner, (210) 207-8214, tony.felts@sanantonio.gov, Development Services Department)

Motion: Commissioner Sherrill motioned to approve A1, C1, H3, K3, K4, K9, K11 & K33, L6 & L7, M3, M5, M6 & M7.

Melissa Ramirez, Policy Administrator, stated by approving said items today all items would be sent back to TAC (Technical Advisory Committee) for further consideration.

Commissioner Sherrill withdrew his motion and motioned to send all items back to TAC.

Motion Failed due to lack of second.

Motion: Commissioner Peck motioned to sent items A1, C1, H3, K3, K4, K9, K11 & K33, L6 & L7, M3, M5, M6 & M7 for technical review.
Second: Commissioner Carson

No citizens signed up to speak.

In Favor: Unanimous
Opposed: None
Motion Passes

Item B

Melissa Ramirez, Policy Administrator, presented item B.

Michael Romans, spoke in favor of sending the amendment to TAC for further consideration.

Motion: Commissioner Carson motioned to approve
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

Item F & G3

Melissa Ramirez, Policy Administrator, presented item F.

Cherise Bell, spoke in favor of proposed amendment F & G3.

Melissa Ramirez, Policy Administrator, presented item G1, 2, 4, 5 & 6 have been withdrawn.

Motion: Commissioner Peck motioned to send F1 back to TAC and G3 to not go back to TAC
Second: Commissioner Carson
In Favor: Unanimous
Opposed: None
Motion Passes

Item K

Kelly Hall, Green Industry Alliance, stated they would request item be sent back to TAC for further discussion.

Motion: Commissioner Carson motioned to not send Item K back to TAC with the exception of the clarified and edited items.

Commissioner Peck proposed a friendly amendment to sent only Item K7 back to TAC.

Commissioner Carson accepted the friendly amendment.

In Favor: Unanimous
Opposed: None
Motion Passes

Item L3, 4 & 5

James McKnight, Brown & Ortiz, P. C., respectfully requested these items be sent back to TAC.

Motion: Commissioner Peck motioned to send Items L3, L4 & L5 back to TAC and not to send Items L1, L2 & L8 back to TAC.
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

Item E1 (Table 311.2)

Tim Barker, stated he would like to request to amend table 311.2 to include ambulatory surgical centers as permitted use only in "C-2" and "C-3" zoning districts.

Motion: Commissioner Peck motioned to send back to TAC to define ambulatory surgical center and remove the zoning restriction.
Second: Commissioner Shaw

Patrick Van Dohlen, stated would like this item to be sent back to TAC for further define ambulatory surgical center but to not include any reference to allowable zoning districts in the amendment.

In Favor: Unanimous
Opposed: None
Motion Passes

Motion: Commissioner Peck motioned to, including item that were just voted on, push Items H1, H2, H4 & H5, I1, I2 & I3, J1, J2 & J3, M2 & M11 and all other items can be killed
Second: Commissioner Carson

Commissioner Carson proposed a friendly amendment to include M2

Commissioner Carson withdrew amendment so Commissioner Peck can view M2.

Donald Orion, supports the M2 amendments.

Commissioner Peck accepted Commissioners Carson friendly amendment.

Commissioner Peck would like to modify his motion to reflect M9 going back to TAC and not to send back M11.

Commissioner Carson is in agreement and seconded the motion.

In Favor: Unanimous
Opposed: None
Motion Passes

Summary of items approved to be sent back to TAC for further consideration: A1, B1, C1, E1, F1, H1, H2, H3, H4, H5, I1, I2, I3, J1, J2, J3, K3, K4, K7, K9, K11, K33, L3, L4, L5, L6, L7, M2, M3, M5, M6, M7, and M9.

All other external amendments will not receive any further consideration from TAC in the 2015 UDC update program.

Approval of Minutes

31. Consideration and Action on Minutes from July 22, 2015

Motion: Commissioner Rinehart to approve as amended
Second: Commissioner McNair
In Favor: Unanimous
Opposed: None
Motion Passes

Director's Report.

Melissa Ramirez, Policy Administrator, briefed commission on the computer log in ids to view agenda and UDC online during meetings.

Adjournment.

There being no further business, the meeting was adjourned at 3:48 p.m.

APPROVED


Marcello D. Martinez, Chairman

ATTEST:



John Jacks, Executive Secretary