

City of San Antonio



Planning Commission Minutes

Development and Business Services Center
1901 South Alamo

Wednesday, October 14, 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 |

10:30 A.M. - Work Session, Tobin Room

A). A briefing on the UDC update process outlining work that has been done, major amendments that have been considered and passed by the TAC, and soliciting feedback from Commission members regarding the upcoming review and adoption of the UDC amendments. [Melissa Ramirez, Policy Administrator, Development Services Department] B). Briefing on the proposed Limited Purpose Annexation of the IH-10 East area, related IH-10 East Corridor Perimeter Plan amendments, and non-annexation development agreements. [Nina Nixon-Mendez, Planning Administrator, 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:** None
- **Citizens to be Heard** – No 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

Chris McCollin, planner presented items.

Plat(s)

1. **140080:** A request by Israel Fogiel, Tenotex Partners, Inc., for approval to replat and subdivide a tract of land to establish Inverness Unit 4, PUD Subdivision, generally located northwest of the intersection of Wurzbach-Parkway and Lockhill-Selma Road. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
2. **140491:** A request by Lloyd A. Denton, Jr., Bitterblue-Two Creeks North, LTD., for approval to subdivide a tract of land to establish Two Creeks Unit 14-B (Enclave) Subdivision, generally located northwest of the intersection of Two Springs and Two Falls. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
3. **140509:** A request by Raymondo Korrody, for approval to replat and subdivide a tract of land to establish Amhurst Subdivision, generally located southwest of the intersection of Larkspur Drive and Amhurst Drive. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
4. **140541:** A request by Fuad Fayad, Marito Real Estate, LLC, for approval to subdivide a tract of land to establish North Rim – Golden Plaza MPCD , generally located east of the intersection of Old Camp Bullis Road and Interstate Highway 10. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
5. **150001:** A request by Rick Hale, Perry Homes, LLC, for approval to subdivide a tract of land to establish Bella Vista Unit 3 Section 5 Subdivision, generally located north of Potranco Rd. and east of TX Hwy. 211. Staff recommends approval. Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
6. **150020:** A request by Richard Erenberg, SA Land Holdings, L.P., for approval to replat and subdivide a tract of land to establish The Ridge (East) 2 Subdivision, generally located northwest of the intersection of F.M. Loop 1604 and Lockhill-Selma Road. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

7. **150029:** A request by Drake Thompson, McMillin Texas Development, LLC., for approval to replat and subdivide a tract of land to establish Helotes Canyon, Unit-1 (Enclave), generally located southwest of the intersection of State Highway 16 and Shadow Canyon Drive. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
9. **150183:** A request by A. Bradford Galo, Laredo S. Ltd., for approval to subdivide a tract of land to establish Westwinds Commercial Unit-4A Subdivision, generally located southwest of the intersection of Westwood Loop and Wild Pine. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
10. **150295:** A request by Charles F. Hedges Jr., Fasken Management, LLC, for approval to subdivide a tract of land to establish Talavera Ridge Phase 3B MPCD Subdivision, generally located southeast of the intersection of Talavera Ridge and Camp Bullis Road. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
11. **150337:** A request by A. Bradford Galo, DFGG of Texas, Ltd., for approval to subdivide a tract of land to establish Woodlake Meadows Unit -4A Subdivision, generally located northeast of the intersection of Woodlake Parkway and Gibbs-Sprawl Road. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendment(s)

13. **PLAN AMENDMENT #15085 (Council District 6):** 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 West Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 18.117 acres out of NCB 11379, generally located in the 400 Block of South Acme Road from "Specialized Center" to "General Urban Tier." Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)
14. **PLAN AMENDMENT #15086 (Council District 1):** A request by Mario Elizando, Jr., for approval of a resolution to amend the future land use plan contained in the Near Northwest Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.2010 acres out of NCB 1937, located at 1633 West Kings Highway from "Medium Density Residential" to "Neighborhood Commercial." Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)

- 15. PLAN AMENDMENT #15087 (Council District 2):** A request by Brown and Ortiz, PC, for approval of a resolution to amend the future land use plan contained in the IH 10 East Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 53.434 acres of land out of NCB 17983, located in the 2600 Block of Forest Road, from “Low Density Residential” and “Community Commercial” to “Business Park.” Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

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 Rinehart
In Favor: Unanimous
Opposed: None

Motion Passes

Individual Consideration

- 8. 150153:** A request by Mike Nelson, Sojo Myrtle, LLC., for approval to subdivide a tract of land to establish Sojo Crossing Townhomes, IDZ, generally located southwest of the intersection of E. Euclid Avenue and E. Myrtle Street. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Motion: Commissioner Peck to recommend approval.
Second: Commissioner McNair
In Favor: Unanimous
Opposed: None
Recused: Carson

Motion Passes

- 12. PLAN AMENDMENT #15062 (Council District 1) - (Continued from 08/12/15):** 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 0.2040 acres of land out of 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, presented item and stated the applicant is requesting a 30 day continuance.

Motion: Commissioner Rodriguez to recommend a continuance until November 18, 2015
Second: Commissioner McNair
In Favor: Unanimous
Opposed: None

Motion Passes

- 16. PLAN AMENDMENT #15088 (Council District 1):** A request by Brown and Ortiz, PC, for approval of a resolution to amend the future land use plan contained in 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 of approximately 1.369 acres of land out of NCB 11879, located in the 200 Block of Ridgecrest Drive at Overlook Place, from "Medium Density Residential" and "Business Park" to "Mixed Use." Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

Oscar Aguilera, Planner, presented item and recommended approval.

James Griffin, representative, stated the purpose of this amendment is to allow for redevelopment on the subject property. He stated they are proposing to develop 16 residential homes on the subject property.

Joe Ontiveros, expressed concerns with drainage and parking.

Motion: Commissioner Garcia to recommend approval.
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None

Motion Passes**Approval of Minutes**

- 17. Consideration and Action on Minutes from September 23, 2015.**

Motion: Commissioner Carson to approve minutes as presented.
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None

Motion Passes**Director's Report.**

Catherine Hernandez, Planning Manager, reminded commission of upcoming meetings.

Adjournment.

There being no further business, the meeting was adjourned at 2:12 p.m.

APPROVED

A handwritten signature in black ink, appearing to read "Marcello D. Martinez", with a stylized flourish at the end.

Marcello D. Martinez, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read "Melissa Ramirez", with a stylized flourish at the end.

Melissa Ramirez, Executive Secretary