

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

April 26, 2017

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 |

Marcello Martinez, Vice Chair | Christopher Garcia, Pro-Tem |

Jody R. Sherrill | Michael Garcia Jr | Casey Whittington |

June Kachtik | Kacy Cigarroa | Andrew Ozuna |

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

- Briefing on the Alamo Plaza Master Plan. (Lori Houston, Assistant City Manager, lori.houston@sanantonio.gov, Office of the City Manager).

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

- **Roll Call**
- **Present:** Peck, Martinez, C. Garcia, Sherrill, M. Garcia, Cigarroa, Whittington, Kachtik, Ozuna
- **Absent :** None
- Olga Valadez, 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

Mercedes Rivas, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 2 **160028:** Request by Todd A. Piland, HEB Grocery Company LP., for approval to replat and subdivide a tract of land to establish Alamo Ranch Tract 10 Commercial Subdivision, generally located at the intersection of Alamo Ranch Parkway and Alamo Parkway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3 **160157:** Request by Thomas Smith, for approval to replat a tract of land to establish Stuart Estates Replat Subdivision, generally located south of Bernhardt Road and east of Stuart Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210 Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 4 **160202:** Request by Wyatt Truscheit, IDEA Public Schools, for approval to subdivide a tract of land to establish IDEA-Pearsall Subdivision, generally located at the intersection of Ray Ellison Boulevard and Old Pearsall Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 5 **160350:** Request by Chris Stevens, New Era SA, LLC., for approval to subdivide a tract of land to establish Sendero Ridge Commercial Subdivision, generally located west of the intersection of Loop 1604 East and Redland Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 6 **160509:** Request by Jeremy Flach, Meritage Homes of Texas, LLC, for approval to replat and subdivide a tract of land to establish Westpointe East, Unit -33, Phase 1A Subdivision, generally located east of Talley Road and south of Wiseman Boulevard. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 8 **170064:** Request by Jay Patterson, Southerland Canyons II, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 3 Enclave Subdivision, generally located southwest of Kendall Canyon and Edens Canyon. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 9 **170145:** Request by Bryan Sims, HDC Freedom Hills LLC, for approval to replat and subdivide a tract of land to establish Freedom Hills Units 3 and 4 Subdivision, generally located southeast of the intersection of Interstate Highway 410 and Ray Ellison Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 10 **170192:** Request by Bruce C. Petersen, US Relp Westridge, LLC., for approval to replat a tract of land to establish La Cantera West Ridge II (Enclave) Subdivision, generally located north of the intersection of La Cantera Parkway and Loop 1604. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Land Transaction

- Item # 11 **S.P. 1946:** A resolution supporting the closure, vacation and abandonment of 0.096 of an acre of an unimproved alley Public Right of Way, located adjacent to 205 West Harlan Avenue, in Council District 3, as requested by Roland Huerta. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)

Comprehensive Master Plan Amendments

- Item # 12 **PLAN AMENDMENT # 17042 (Council District 3):** A request by the Lifshutz Companies, LP, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 5.381 acres out of NCB 7456, located at 2450 Roosevelt Avenue from "Business Park" to "Mixed Use." Staff recommends Approval. (Mary Moralez-Gonzales, Sr. Planner (210) 207-5550, Mary.Moralez-Gonzales@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2017131)
- Item # 14 **PLAN AMENDMENT # 17045 (Council District 5):** A request by City of San Antonio for approval of a resolution to amend the future land use contained within the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" Lots 1 through 10, Block 15, NCB 8911, located at 2706 W. Southcross Boulevard. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017138)

Motion

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

Motion: Commissioner Martinez motioned to approve all items on the combined agenda as presented with the exception of items 1, 7, 13, 15.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Commissioner Cigarroa recused herself from the Planning Commission meeting at 2:04 pm.

Item # 1 **16-00004:** Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Landing at French Creek Planned Unit Development, P.U.D. Subdivision, generally located northeast of the intersection of Old Prue Road and Bandera Road. The property is zoned "R-6" Residential Single Family Planned Unit Development. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department) Services Department)

Mercedes Rivas, Planner, presented item # 1 PUD 16-00004 to the Planning Commission.

Applicant passed time.

The following citizens appeared to speak:

Mark Howson, spoke in opposition and stated the community is unaware of this project.

Motion

Chairman Peck asked for a motion for item # 1, as presented.

Motion: Commissioner Martinez made a motion for Approval.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Recused: Cigarroa

Motion Passed

Item # 7 **160580:** Request by Brian Otto, Meritage Homes of Texas., for approval to replat and subdivide a tract of land to establish Landing at French Creek Enclave / PUD Subdivision, generally located at the intersection of Prue Road and Old Prue Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Chris McCollin, Planner, presented item # 7 160580 to the Planning Commission.

Staff stated 35 notices were mailed out to property owners within 200 feet, and the Verde Hills Neighborhood Association was notified.

George Weron, representative, requested a 2 week continuance.

The following citizens appeared to speak:

Mark Howson, spoke in opposition and stated the community is unaware of this project.

Motion

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

Motion: Commissioner Martinez made a motion for a continuance to May 10, 2017.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

Recused: Cigarroa

Motion Passed

Commissioner Cigarroa re-entered the Planning Commission meeting at 2:15 pm.

Item # 13 **PLAN AMENDMENT # 17044 (Council District 7):** A request by Brown & Ortiz for approval of a resolution to amend the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” and “Parks and Open Space” to “Community Commercial” on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017135).

Nyliah Acosta, Planner, presented Item # 13 PA 17044 to the Planning Commission with staff’s recommendation for Approval.

Staff stated 87 notices were mailed to property owners within 200 feet, 1 returned in favor, and 2 returned in opposition.

James McKnight, representative, stated the planned project is for a small retail center and an event center for small activities for the Church that is currently on the property. The representative requested a 2 week continuance to continue working with the community.

The following citizens appeared to speak:

Mark Howson, spoke in opposition and stated the community is unaware of this project.

Motion

Chairman Peck asked for a motion for item # 13, as presented.

Motion: Commissioner Martinez made a motion for a continuance to May 10, 2017.

Second: Commissioner Cigarroa.

In Favor: Unanimous

Opposed: None

Motion Passed

- Item # 15 A Briefing and Possible Action on a Council Consideration Request by Councilman Ray Lopez to amend Chapter 6 of the City Code to establish a five year waiting period after a street has been renamed. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

Yvette Thomas, Senior Planner, presented Item # 15 to the Planning Commission. She presented the background information on the request and clarified the presented process for the street name change.

The following citizens appeared to speak:

Art Martinez, Old Highway 90 Alliance, requested a 60-day continuance. 0

Steve Huerta, spoke in opposition of this change.

Michael Cooremans, spoke in opposition and presented a power point presentation to the Planning Commission with a video from the City Council meeting regarding the Old Highway 90 decision.

Javier Gutierrez, yielded minutes to Michael Cooremans.

Rey Rodriguez, yielded minutes to Michael Cooremans.

Rachel Delgado, spoke in opposition.

Eiginio Rodriguez, spoke in opposition.

Steven Price, The Voices of our Veterans, spoke in opposition.

Jack Finger, spoke in opposition.

Marian Stanko, spoke in opposition.

Nikki Kuhns, spoke in opposition.

Betty Eckert and Mr. Guerrero, spoke in opposition.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 15, as presented.

Motion: Commissioner Martinez made a motion for Denial.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 16 Consideration and Action on Minutes from April 12, 2017.

Motion

Motion: Commissioner C. Garcia made a motion to approve the minutes as presented.

Second: Commissioner Whittington.

In Favor: Unanimous

Opposed: None

Motion Passed

Director's Report

Adjournment

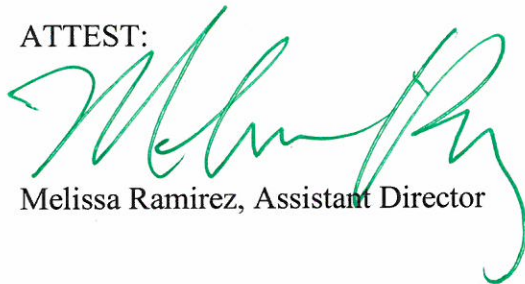
There being no further business, the meeting was adjourned at 3:03 p.m.

APPROVED



George W. Peck, Chairman

ATTEST:



Melissa Ramirez, Assistant Director