

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

May 23, 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 | John Kuderer, Chair Board of Adjustment |
| Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

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

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

- Roll Call

- Present: Peck, Whittington, M. Garcia, Ozuna, Kachtik, Gonzalez, Brunson, Kuderer

- Absent : C. Garcia, Cigarroa

-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

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

Plats

- Item # 1 **160417:** Request by Bruce C. Petersen, La Cantera Development Company, LLC., for approval to replat and subdivide a tract of land to establish Babcock Residential (Enclave) Subdivision, generally located at the intersection of Babcock Road and Camp Bullis Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 2 **170306:** Request by Gilberto and Lourdes Escamilla, for approval to replat a tract of land to establish Manny's Place Subdivision, generally located north and south of the intersection of Horal Drive and Adams Hill Drive Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 3 **170307:** Request by Raul and Evelyn Lopez, for approval to replat a tract of land to establish Mi Silao Subdivision, generally located at the intersection of Durham Road and Anacacho Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 4 **170317:** Request by Daniel Rivers, Life Point Church of San Antonio, Inc., for approval to subdivide a tract of land to establish Life Point Church Subdivision, generally located southeast of the intersection of Farm to Market (FM) Road 1560, and Sawyer Valley Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Time Extension

- Item # 5 **150070:** Request by Ashley Farrimond, Kaufman & Killen, Inc., for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development code (UDC), for Huebner Blanco Crossing, generally located southwest of Huebner Road and Blanco Road. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 7 A Resolution recommending the declaration as surplus and disposition of a 0.579 acre tract of real property located in Medina County, and its distribution system (including pipes, an Edwards water well and one 200,000 gallon ground storage tank) as requested by San Antonio Water System and authorized for disposal by the SAWS Board of Trustees through Resolution 18-077 dated March 6, 2018. Staff recommends Approval. (Mary L. Fors, Transportation & Capital Improvements, (210) 207-4083, mary.fors@sanantonio.gov)

- Item # 8 A Resolution recommending the acquisition, through negotiation, of approximately 9.0520 acres of unimproved real property located in NCB 15175 and NCB 15194 and authorizing expenditures not to exceed \$25,000.00, payable to the selected title company, for land and associated title fees for the Lackland Corridor Gateway Project, a FY2017 Capital Improvement Program-funded project located in Council District 4. Staff recommends Approval. (Mary L. Fors, Transportation & Capital Improvements, (210) 207-4083, mary.fors@sanantonio.gov).
- Item # 9 **S.P. 2079** - Request of a Resolution authorizing the closure, vacation and abandonment of a 0.1230 of an acre (5,359 square feet) improved 14.8-foot wide alley Public Right of Way located between Howard and N. Main Streets adjacent to New City Block 379 in City Council District 1, as requested by Floresville/181 Lessee Incorporated, for a fee of \$70,744.00. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 11 **S.P. No. 2108:** A resolution supporting the closure, vacation and abandonment of an unimproved 0.200 acre alley Public Right of Way located between East Jones Avenue and 10th Street, in Council District 1, as requested by Liberty Properties. Staff recommends Approval. [Martha Almeria, Management Analyst, Transportation & Capital Improvements Department, martha.almeria@sanantonio.gov]

Comprehensive Master Plan Amendments

- Item # 14 **PLAN AMENDMENT CASE # 18050 (Council District 2):** A request by Kenneth Ray Rothe for approval of a resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Living" to "Low Density Residential" on 131.969 acres out of NCB 35524 and NCB 35132, located at 5753 New Sulphur Springs. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018165)
- Item # 15 **PLAN AMENDMENT CASE # 18059 (Council District 1):** A request by GCC Rayo Investors, LP 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 "High Density Residential" to "Regional Commercial" on 0.462 acres out of NCB 11714, located at 9215 Lorene Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018193)
- Item # 16 **PLAN AMENDMENT CASE # 18060 (Council District 5):** A request by David Martinez for approval of a resolution to amend 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 "Low Density Residential" on Lot 15 and Lot 16, Block 10, NCB 8906, located at 2537 West Southcross Boulevard. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018200)

Other Items

- Item # 19 **MAJOR THOROUGHFARE PLAN AMENDMENT:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Talley Road between Culebra Road (FM 471) and Cartwright Trail, generally located in western Bexar County. Staff recommends approval. (Greg Reininger, Senior Transportation Planner, (210) 207-4032, gregory.reininger@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 20 Discussion and Consideration of amendments for Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, Section 35-420 (e) (5) Comprehensive Land Use Categories, and Section Sec. 35-A101. - Definitions and Rules of Interpretation: Comprehensive land use category. During the course of discussion, members may discuss other sections of the UDC or other chapters of City Code. (Rudy Nino, AICP, Assistant Director, Planning Department, 210-207-8389, rudy.nino@sanantonio.gov)

Motion

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

Motion: Commissioner M. Garcia motioned to approve all items on the combined agenda as presented with the exception of items 6, 12, 13, 17, 18.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Postponed/Withdrawn:

- Item # 10 **S.P 2087—Pulled**

Individual Items

- Item # 12 **(Continued from 05/09/18) 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, with an Alternate Recommendation. (Marco Hinojosa, Planner (210) 207-8202, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018175)

Staff mailed 40 notices to the surrounding property owners, 4 returned in favor, 1 returned in opposition, and the Beacon Hill Neighborhood Association is in favor.

Kayla Leal, Planner, presented item # 12 PA18054 to the Planning Commission.

Layce Lefeyre, applicant, amended the request to staff's recommendation of "Medium Density Residential".

No citizens appeared to speak.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 12 PA 18054, as presented.

Motion: Commissioner Ozuna made a motion for Approval as amended.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 13 **(Continued from 05/09/18) 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)

Staff mailed 9 notices to the surrounding property owners, 1 returned in favor, 0 returned in opposition, and no response from the Friends of Friedrich Wilderness Park

Kayla Leal, Planner, presented item # 13 PA18055 to the Planning Commission.

Ryan Plagens, representative, 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 # 13 PA 18055, as presented.

Motion: Commissioner Whittington made a motion for a continuance to June 27, 2018.

Second: Commissioner Kachtik

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 17 **PLAN AMENDMENT CASE # 18062 (Council District 3):** A request by the City of San Antonio for approval of a resolution amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Parks/Open Space" on the south irregular 26.19 feet of Lot B2, NCB 7676 located at 142 Woodhull, and on the south irregular 61.35 feet of Lot B7, NCB 7676 located at 142 Woodhull and on the east triangular 44.61 feet of Lot B5 & Lot P-100, located at 3301 Mission Road; and from "Mixed Use" to "Public/Institutional" on Lot P-101H, NCB 7650 and on the northwest irregular 188.87 feet of Lot 31, NCB 7650, located on South Presa Street near the intersection of Koehler Court. Staff recommends Approval. (Associated Zoning Case Z2017005 CD)

Collen Swain, WHO Director, presented item # PA18055 to the Planning Commission. She stated the two property owners are SARA and Bexar County, and explained the land use request is in regards to future facilities for the public.

The following citizens appeared to speak.

Brady Alexander, Hotwells/Mission Reach NA, would like the land use to match with the neighborhood's requests and concerned with the park designation.

Esther Ramirez, left the meeting.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 17 PA 18062, as presented.

Motion: Commissioner Kachtik made motion for Approval.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 18 **MAJOR THOROUGHFARE PLAN AMENDMENT:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by removing a segment of Real Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Loop 410 and the existing Real Road. Staff recommends approval. (Jillian Harris, Senior Transportation Planner, (210) 207-7728, jillian.harris@sanantonio.gov, Transportation & Capital Improvements Department)

Jillian Harris, TCI Senior Planner, presented item # 18 to the Planning Commission. She explained the request for the removal of a segment of Real Road, and provided the timeline of the public meetings and projected Council date.

Trish Wallace TCI, answered any commissioner questions and requested any amendments to the request could be re-advertise or put on a planned list of clean ups.

No citizens appeared to speak.

The Planning Commission discussed and commented on the presented case.

Motion

Chair Peck asked for a motion for item # 18 170514, as presented.

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

Second: Mr. Kuderer

In Favor: Unanimous

Opposed: None

Motion Passed

- Item # 6 **BPV 18-001** Request by Donald Oroian, P.E., as owner's agent, to appeal staffs decision of denial for the Administrative exception / Variance Request regarding renovation of an existing residence located at 527 E. Huisache to add an additional 1,507 SF of building for the use of "assisted living" without improving the adjacent unpaved alley as required by (UDC) Article V, Section 35-506(d)(9)(B). Staff recommends Denial. (Kevin Collins, P.E., Development Services Engineer, (210) 207-2806, Development Services Department)

Mercedes Rivas, Planner, presented item # 6 BPV 18-001 to the Planning Commission.

Donald Oroian, representative, explained the appeal request, and stated the planned project is for an assistant living facility. He presented pictures and a site plan of the property and potential project, he also mentioned he had an analysis of the current assistant living homes in District 1.

The following citizens appeared to speak:

Felipe Sandoval, spoke in opposition of the appeal.

James Thurwalker, spoke in opposition of the appeal and presented a petition in opposition.

Cee Winkler, concerned and spoke in opposition of the appeal.

William Cox, passed.

Paul Kinnison, Monte Vista HNA, spoke in opposition of the appeal.

Tony Garcia, MVHNA, read a statement in opposition.

David Bogle, Architect, spoke in favor of the appeal.

The Planning Commission discussed and commented on the presented case.

Motion

Chairman Peck asked for a motion for item # 6 BPV 18-001, as presented.

Motion: Commissioner Whittington made a motion to recommend Denial.

Second: Commissioner M. Garcia

In Favor: Peck, Whittington, Kachtik, M. Garcia, Ozuna, Brunson, Gonzalez

Opposed: Kuderer

Motion Passed

Approval of Minutes

Item # 21 Consideration and Action on the Minutes from May 9, 2018.

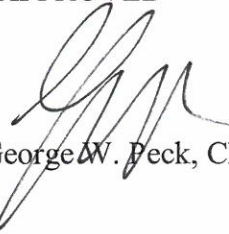
Chairman Peck motioned for approval of the minutes and all the Commissioners voted in the affirmative.

Director's Report:

Adjournment

There being no further business, the meeting was adjourned at 3:00 p.m.

APPROVED



George W. Peck, Chairman

ATTEST:



Melissa Ramirez, Assistant Director