

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

September 26, 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 |

12:00 P.M. - Work Session, Tobin Room

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

- Roll Call

- Present: Peck, C. Garcia, Ozuna, Kachtik, Brunson, M. Garcia, Cigarroa, Gonzalez

- Absent : Whittington

-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

Citizens to be heard

Chairwoman M. Torres, spoke in opposition of the Alamo Plan.

Lee White Spencer, spoke in opposition of the Alamo Plan.

Jack M. Finger, spoke in opposition of the Alamo Plan.

Election of Officers

Commissioner M. Garcia nominated C. Garcia for Vice President

Motion

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

Commissioner M. Garcia motioned to approve.

Second: Commissioner Ozuna

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner C. Garcia nominated M. Garcia for Pro Tem.

Motion

Chairman Peck asked for a motion.

Commissioner M. Garcia motioned to approve.

Second: Commissioner Ozuna

In Favor: Kachtik, M. Garcia, C. Garcia,

Opposed: Ozuna, Brunson, Cigarroa, Gonzalez, Peck

Motion Failed

Chairman Peck nominated Commissioner Ozuna for Pro Tem.

Motion

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

Opposed: M. Garcia, Kachtik

Motion Passed

Combined Items

Matthew Ozuna, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **170002:** Request by John Benedict, CPS Energy, for approval to replat and subdivide a tract of land to establish CPS Energy Headquarters Subdivision, generally located northwest of the intersection of Avenue B and Brooklyn Avenue. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 5 **180120:** Request by Weingarten/Investments, Inc., for approval to subdivide a tract of land to establish Shoppes At Wilderness Oak Subdivision, generally located northwest of the intersection of Highway 281 North and Wilderness Oak Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 7 **180207:** Request by Theo W. "Ted" Pinson, Pinson Interests, LTD., LLP, for approval to subdivide a tract of land to establish Pecan Creek Ranch Unit 2 Subdivision, generally located northwest of the intersection of Toutant Beauregard Road and Anaqua Springs. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 8 A request by the Parks and Recreation Department for approval of a resolution recommending the acceptance of a donation of a 3.01 acre tract of land in NCB 18820 located at 3103 Rim Rock Trail in City Council District 6. Staff recommends Approval. (Rocky Duque de Estrada, (210) 207-2873, roque.duquedeestrada@sanantonio.gov, Parks and Recreation Department)
- Item # 9 **S.P. 1764:** A Resolution supporting the closure, vacation and abandonment of 1.022 acres of improved West Park Avenue and Maverick Street Public Rights of Way, in Council District 1, as requested by Alamo Colleges District for a fee of \$567,210.00. Staff recommends Approval. (Martha Almeria, Management Analyst, Transportation & Capital Improvements Department, malmeria@sanantonio.gov)
- Item # 10 A request by Mr. Jon Robinson L.A., Horizon Design and Development on behalf of IGX DDELTA CORNERSTONE 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 3019 NE LOOP 410. Staff recommends approval. (Assistant City Arborist - Jacob Sanchez, (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 12 **PLAN AMENDMENT CASE # 18087 (Council District 4):** A request by Jerry Arredondo, applicant, for approval of a resolution to amend the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Community Commercial" on 2.783 acres out of NCB 15247, generally located at Ray Ellison Boulevard and Five Palms Drive. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case # Z2018313)
- Item # 13 **PLAN AMENDMENT CASE # 18088 (Council District 2):** A request by Ian Cochran, applicant, for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "General Commercial" on Lots 1-6, Block 26, NCB 1621, located at 1401 South New Braunfels. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018316)
- Item # 15 **PLAN AMENDMENT CASE # 18090 (Council District 4):** A request by Zena Properties, LLC, applicant, for approval of a resolution to amend the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Medium Density Residential" on 4.931 acres out of NCB 15655, generally located at Medina Base Road and Holm Road. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018319)

Motion

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

Commissioner C. Garcia motioned to approve all items on the combined agenda as presented with the exception of items 1, 5, 7, 8, 9, 10, 12, 13, 15.

Second: Commissioner Cigarroa

In Favor: Unanimous

Opposed: None

Motion Passed

Individual Items

Commissioner Cigarroa recused herself from the Planning Commission at 2:20 pm.

Item # 2 **170138:** Request by Jay Hanna, H.M. Leonard Development, Inc., for approval to subdivide a tract of land to establish Balcones Creek Ranch-Unit 8, Enclave Subdivision, generally located southwest of Balcones Creek and Interstate Highway 10. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Item # 3 **170445:** Request by Jeremy Flach, Meritage Homes of Texas, LLC, for approval to replat and subdivide a tract of land to establish Balcones Creek Ranch-Unit 8, Enclave Subdivision, generally located along the intersection of Wiseman Boulevard and Tillman Ridge. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Item # 4 **180036:** Request by Landon Hopper, LGI Homes – Texas, LLC, for approval to subdivide a tract of land to establish Preserve at Medina Unit 1 Subdivision, generally located southwest of the intersection of Watson Road and State Highway 16. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Item # 6 **180139:** Request by Harry Hausman, Vintage Oaks, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 6A, generally located southeast of the intersection of Omicron Drive and County Road 381. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Motion

Chairman Peck asked for a motion for items 2, 3, 4, and 6 as presented.

Commissioner C. Garcia motioned to approve.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Cigarroa re-entered the Planning Commission and Commissioner Brunson recused herself from the Planning Commission at 2:22 pm.

Item # 17 Briefing and consideration of a proposed Memorandum of Understanding (MOU) with the Texas Army National Guard to provide notification of development activities around Martindale Army Air Field. (Tony Felts, AICP, Interim Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Policy Administration, Development Services Department).

Motion

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

Commissioner Gonzalez motioned to approve.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Brunson re-entered the Planning Commission at 2:23 pm.

Item # 11 **(Continued from 09/12/18) PLAN AMENDMENT CASE # 18082**

(Council District 4): A request by James Glasgow, applicant and representative, for approval of a resolution to amend 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.

Motion

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

Commissioner Ozuna motioned a continuance.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

Item # 14 **PLAN AMENDMENT CASE # 18089 (Council District 1):** A request by Patrick Christensen, representative, for approval of a resolution to amend the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Low Density Mixed Use" to "Low Density Mixed Use" on Lot 3 and Lot 4, Block 30, NCB 392, located at 306 East Park and 310 East Park. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018317)

Kayla Leal, Planner, presented item #14 18089 to the Planning Commission.
Patrick Christensen, applicant, is present.

The following citizens appeared to speak:

George Blakey, spoke in opposition.

Motion

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

Commissioner Ozuna motioned to approve.

Second: Commissioner Kachtik

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

Opposed: Brunson

Motion Passed

Item # 16 **PLAN AMENDMENT CASE # 18091 (Council District 3):** A request by Sergio Talavera Hernandez, applicant, for approval of a resolution to amend the South Central San Antonio Community Plan, a Component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Community Commercial” on Lot 11, NCB 8587, located at 533 Rayburn Drive. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018321 CD)

Daniel Hazlett, Planner, presented item #16 18091 to the Planning Commission.
Sergio Hernandez, applicant, is present.

Commissioner M. Garcia left the Planning Commission at 2:39 pm.

Motion

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

Commissioner Kachtik motioned to approve staff recommendation of denial.

Second: Commissioner Brunson

In Favor: Unanimous

Opposed: None

Motion Passed

Item #18 Consideration of a Resolution to reschedule the Planning Commission meetings of December 12, 2018 and December 26, 2018. Staff recommends Approval. (Richard Carrizales, Sr. Planner, Development Services Department, richard.carrizales@sanantonio.gov (210) 207-8050)

Motion

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

Commissioner Kachtik motioned to approve.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 19 Consideration and Action on the Minutes from September 12, 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 2:59 p.m.

APPROVED



George W. Peck, Chairman

ATTEST:



Melissa Ramirez, Assistant Director