

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

August 22, 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, C. Garcia, Ozuna, Kachtik, Gonzalez, Brunson, M. Garcia, Cigarroa

- Absent : None

-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

Combined Items

Martha Bernal, Planner, presented the combined hearing items to the Planning Commission.

Plats

- Item # 2 **120413:** Request by Charles F. Fiala, Jr., COPT San Antonio II, L.P., rescind Plat No. 120413, Sentry Gateway, Building 300 Subdivision extension approved on June 8, 2016, generally located southwest of the intersection of SW Loop 410 and W. Military Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 3 **130647:** Request by Maria Investments, Ltd, 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 Escondido Estates Unit 1, generally located southeast of Loop 1604 and Escondido Park. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 6 **170013:** Request by Harry B. Adams IV, McCombs Family Partners, Ltd., for approval to subdivide a tract of land to establish Redwest Commercial 2 Subdivision, generally located west of the intersection of Old Pearsall Road and Southwest Loop 410. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 8 **170329:** Request by Cara Obert, One KR Venture, L.P., for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 1, Unit 11C Subdivision, generally located east of the intersection of Cheyenne Pass and Gold Rush Pass. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 9 **170526:** Request by Ramiro Valadez, III, RAV III Real Estate, L.L.C., for approval to replat a tract of land to establish Belair Townhomes Subdivision, generally located along the northeast intersection of Anchor Drive and Belair Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 10 **170588:** Request by Alejandro Acevedo, for approval to replat a tract of land to establish Acevedo Subdivision, generally located northeast of the intersection of Rockwell Boulevard and West Ansley Boulevard. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
- Item # 11 **180067:** Request by Scott Teeter, HDC Davis Ranch, L.L.P., for approval to replat and subdivide a tract of land to establish Davis Ranch, Unit 2 Subdivision, generally located northwest of intersection of Mill Park Road and Galm Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 12 **180099:** Request by Bradfield Heiser, Abacus Alamo Ranch Apartment Land Purchase, LP, for approval to replat and subdivide a tract of land to establish Westwinds Unit 12-MF Subdivision, generally located southeast of the intersection of Alamo Parkway and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Land Transactions

- Item # 18 Resolution recommending the closure, vacation and abandonment of a 36.00 square feet area of the East Commerce Street right-of-way adjacent to NCB 13812; and a 15.00 square feet area of the East Market Street right-of-way adjacent to NCB 13812, in Council District 1, as requested by the City of San Antonio to reflect building encroachments in the right-of-way. Staff recommends Approval. (Mary L. Fors, Transportation & Capital Improvements, Senior Real Estate Specialist, (210) 207-4083, mary.fors@sanantonio.gov)
- Item # 19 Resolution recommending the declaration as surplus of a 5.00 acre unimproved tract of city-owned property in NCB 15911 on Weidner Road in Council District 10 and authorizing its sale to Rockport Family Partnership, Ltd. Staff recommends Approval. (Mary L. Fors, Transportation & Capital Improvements, Senior Real Estate Specialist, (210) 207-4083, mary.fors@sanantonio.gov)
- Item # 20 Resolution recommending the closure, vacation, and abandonment 0.606 of an acre unimproved portion of Guilbeau Lane public right of way, located between 9290 Leslie Road and West Loop 1604, in Council District 7, as requested by John Bowen Creamer Family Limited Partnership. Staff recommends Approval. (Mary L. Fors, Senior Real Estate Specialist, Transportation & Capital Improvements, (210) 207-4083, mary.fors@sanantonio.gov)

Variances

- Item # 22 **TPV 18-009:** Variance Request by Mr. David Wanders 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 southeast of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Motion

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

Commissioner Garcia motioned to approve all items on the combined agenda as presented with the exception of items 1, 4, 5, 13, 14, 15, 16, 17, 21, 23, 24.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Gonzalez recused herself from the Planning Commission at 2:05 pm.

- Item # 7 **170103:** Request by Leo Gomez, Brooks Development Authority, for approval to replat and subdivide a tract of land to establish South New Braunfels Unit 3 Subdivision, generally located southeast of the intersection of Research Plaza and South New Braunfels. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department.

Motion

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

Motion: Commissioner C. Garcia made a motion for Approval.

Second: Commissioner Ozuna.

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Gonzalez re-entered the Planning Commission at 2:06 pm; Chairman Peck recused himself from the Planning Commission.

Item # 17 Resolution authorizing the acquisition and acceptance of Texas Department of Transportation (TXDoT) section of roadway known as Brooklyn Avenue between Burnet Street and Live Oak Street for the City of San Antonio's jurisdiction, control and maintenance. Staff recommends Approval. (Adrian Ramirez, Senior Real Estate Specialist, (210) 207-2099, Adrian.ramirez@sanantonio.gov, Transportation and Capital Improvements Division)

Motion

Commissioner Whittington asked for a motion for item 17 as presented.

Motion: Commissioner C. Garcia made a motion for Approval.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Whittington and Commissioner Cigarroa recused themselves from the Planning Commission at 2:07 pm.

Item # 14 **180197:** Request by Leslie Ostrander, Continental Homes of Texas, LP., for approval to subdivide a tract of land to establish Valley Ranch Unit 9 Subdivision, generally located northwest of the intersection of F.M. 471 and Ranch View East Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Motion

Chairman C. Garcia asked for a motion for item 14 as presented.

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner Gonzalez.

In Favor: Unanimous

Opposed: None

Motion Passed

Chairman Peck re-entered the Planning Commission at 2:07 pm.

Item # 16 **S. P. No. 2116-A:** Resolution supporting a building overhang encroachment easement to allow for approximately 0.027 acres or 1,142 square feet of variable width building overhang over the portions of the sidewalk at the southwesterly intersection of Broadway and Eighth Streets and along Broadway Public Rights of Way to facilitate the Cavender Office Building project in Council District 1. Staff recommends Approval. (Pete Alanis, Real Estate Administrator, Center City Development & Operations, pedro.alanis@sanantonio.gov)

Motion

Chairman Peck asked for a motion for item 16 as presented.

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner Gonzalez.

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Cigarroa re-entered the Planning Commission at 2:08 pm.

Item # 21 Resolution supporting the acquisition of an improved property located at 210 Mel Waiters Way, in Council District 2 and granting authority to the Director of Center City Development and Operations to negotiate and execute an amendment of an existing lease with Bexar County Hospital District d/b/a University Health System as landlord reflecting the termination of the portions of the lease related to the subject property. Staff recommends Approval. (Martha Almeria, Management Analyst, Transportation & Capital Improvements Department, martha.almeria@sanantonio.gov)

Motion

Chairman Peck asked for a motion for item 21 as presented.

Motion: Commissioner C. Garcia made a motion for Approval.

Second: Commissioner Brunson.

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Whittington re-entered the Planning Commission at 2:08 pm.; Commissioner Cigarroa recused herself from the Planning Commission.

Item # 4 **160556:** Request by David M. Holmes, Santikos Raw Land, LLC, for approval to subdivide a tract of land to establish Santikos UTSA North Subdivision, generally located northwest of UTSA Boulevard and IH-10. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Item # 13 **180121:** Request by Scott Booth, 81 Potranco, LLC, for approval to subdivide a tract of land to establish Potranco Commons Subdivision, generally located southeast of the intersection of Potranco Road and West Loop 1604. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department)

Item # 15 **180246:** Request by David Schaefer, agent, for approval to replat and subdivide a tract of land to establish Foster Ridge Industrial Park Subdivision, generally located southeast of the intersection of Foster Road and IH-10 East. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department)

Motion

Chairman Peck asked for a motion for items 4, 13, and 15 as presented.

Motion: Commissioner C. Garcia made a motion for Approval.

Second: Commissioner Gonzalez.

In Favor: Unanimous

Opposed: None

Motion Passed

Commissioner Cigarroa re-entered the Planning Commission at 2:09 pm.

Individual Items

Item # 1 Public Hearing, briefing and consideration of the City of San Antonio's FY 2019 Proposed Annual Operating and Capital Budget. (Presented by Monica Ramos, Director, Office of Management & Budget and Christie Chapman, Director, Transportation & Capital Improvements Department)

Motion

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

Commissioner C. Garcia motioned to approve all item 1.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

Comprehensive Plan Amendment

Item # 24 **PLAN AMENDMENT CASE # 18069 (Council District 8):** A request by Brown & Ortiz 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 "Suburban Tier" on Lot 15, Block 3, NCB 14758, located at 7504 Green Glen Drive. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case # Z2018166 CD S ERZD)

Daniel Hazlett, Planner, presented item #24 PA18069 to the Planning Commission.

Caroline McDonald, representative, stated the request is for rezoning.

The following citizens appeared to speak:

Jim Harnish, spoke in agreement.

Henrietta Dawson, spoke in opposition.

Motion

Chairman Peck asked for a motion for item 24 as presented.

Motion: Commissioner Ozuna made a motion for Approval.

Second: Commissioner Whittington.

In Favor: Unanimous

Opposed: None

Motion Passed

Plat

Item # 5 **160571:** Request by Matthew J. Hiles, AIRW 2016-6, L.P., for approval to replat and subdivide a tract of land to establish Luxe at La Cantera MPCD Subdivision, generally located northeast of the intersection of La Cantera Parkway and Resort Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item #5 160571 to the Planning Commission.

Jesse Valdez, engineer, is present.

The following citizens appeared to speak:

Kimberly Dawes, spoke in opposition.

Matt Wanat, spoke in opposition.

Kyle Pierson, spoke in opposition.

Patricia Conner, spoke in agreement.

Warren Conner, spoke in agreement.

Jacqi Leyva-Hill, spoke in opposition.

Motion

Chairman Peck asked for a motion for item 5 as presented.

Motion: Commissioner Whittington made a motion for Approval.

Second: Commissioner Cigarroa.

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

Opposed: Kachtik, M. Garcia, Brunson

Motion Passed

Variance

Item # 23 **TPV 18-030:** Variance Request by Mr. Joel Valdez, P.E. 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 between Seguin Road and Rittiman Road along Salado Creek. Staff recommends Approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

The following citizens appeared to speak:

Thurman Sargent, spoke in opposition.

Catheryn Ladd, spoke in opposition.

Eli Edward Elias, spoke in opposition.

Diane Goldsmith, spoke in opposition.

Shauna Sagmoen, spoke in opposition.

Matt Kluckman, spoke in opposition.

Motion

Chairman Peck asked for a motion for item 23 as presented.

Motion: Commissioner C. Garcia made a motion for Approval.

Second: Commissioner Gonzalez.

In Favor: Unanimous

Opposed: None

Motion Passed

Approval of Minutes

Item # 25 Consideration and Action on the Minutes from August 8, 2018.

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

Adjournment

There being no further business, the meeting was adjourned at 4:30 p.m.

APPROVED



George W. Beck, Chairman

ATTEST:



Melissa Ramirez, Assistant Director