

City of San Antonio



Development and Business Services Center
1901 South Alamo
Planning Commission Minutes

Wednesday, February 11, 2015

2:00 PM

1901 S. Alamo

Planning Commission Members

Marcello Diego Martinez, Chair

George Peck, Vice Chair | Andrea Rodriguez, Pro-Tem Vice Chair

Jody R. Sherrill | Michael Garcia, Jr. | Angela Rinehart

Aaron Seaman | George McNair | Bradley Carson

Ex-Officio Members

Orlando Salazar, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment

Rey Saldana, Councilmember | Sheryl Sculley, City Manager

A majority of appointive members, other than ex officio, shall constitute a quorum.

1:30 P. M. – Work Session, Tobin Room

A. Briefing on Planning Commission Technical Advisory Committee Membership

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

Roll Call – Present: Martinez, Rodriguez, Rinehart, Sherrill, Peck, Garcia,
McNair

Absent: Seaman, Carson, Salazar

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

1. **130227:** Request by Plack Carr / M2G Stone Oak, LTD., for approval to subdivide a tract of land to establish M2G Stone Oak Subdivision, generally located west of the intersection of US Hwy 281 and Encino Commons. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
2. **130237:** Request by Joseph C. Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Dusty Canyon II Subdivision, generally located south of the intersection of Dusty Canyon and Creek River. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
3. **130372:** Request by Jack Lipar, LGI Homes – Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 5B Subdivision, generally located northeast of the intersection of Shoreline Drive and Calmwater CV. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
4. **130541:** Request by Brian P. Brady, Bota Partners, LLC for approval of a replat and subdivision plat of a tract of land to establish South Flores Commercial Subdivision, generally located south of South Flores Road, west of Old Lamm Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
5. **140180:** Request by Melchor V. Gallegos, for approval of a replat of a tract of land to establish M. Gallegos Subdivision, generally located west of the intersection of West Mally Boulevard and Strech. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
6. **140189:** Request by John K. Pierret, Forestar (USA) Real Estate Group, Inc., for approval of a major plat to subdivide a tract of land to establish Monteverde Unit-2, Phase 1, Enclave. The site is located northwest of the intersection of TPC Parkway and Marriott Parkway. Staff recommends Approval. (Juanita Romero, Planner (210)207-8264, juanita.romero@sanantonio.gov, Development ServicesDepartment)
7. **140251:** Request by Craig Spaulding, Dominion Manager, LLC., and Rick Rodriguez, Brass Heuermann 10, L.P., for approval to replat a tract of land to establish Brass 10 Replat Subdivision, generally located southwest of the intersection of Heuermann Road and Interstate Highway 10. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

8. **140352:** Request by Joe Hernandez, KB Home, for approval to subdivide a tract of land to establish Mirabel, Unit 1 Subdivision, generally located northwest of the intersection of Old Fredericksburg Road and Ralph Fair Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
9. **140354:** Request by Michael Sivage, Sivage Investments, Ltd., for approval of a subdivision plat to subdivide a tract of land to establish Miller Ranch Unit 3 & 6A Subdivision, generally located west of the intersection of Hackberry Pond and Harvest Creek. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
10. **140389:** Request by Charles Marsh, Pulte Homes of Texas, LP., for approval of a major plat to subdivide a tract of land to establish Alamo Ranch 48C PH 1, PUD. The site is located southwest of the intersection of Alamo Ranch Parkway and Del Webb Boulevard. Staff recommends Approval. (Juanita Romero, Planner (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
11. **140457:** Request by James H. Japhet, Napa Oaks SA, Ltd., for approval of a subdivision plat to subdivide a tract of land to establish Napa Oaks, Unit-3.1, PUD Subdivision, generally located east of the intersection of Carmel Valley and Monterey Falls. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Plat Deferral(s)

12. **140448:** Request by Glenn D. Boggs Jr., Woodlake Land & Building LLC, for approval of temporary utility service and building permits prior to plat approval and recordation of the Woodlake Land & Building LLC Subdivision, generally located at the southeast corner of Woodlake Center and Railway. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
13. **150135:** Request by Francisco Morales, for approval of a temporary utility service and building permits prior to plat approval and recordation of the Jose Quintero Subdivision, generally located southeast of the intersection of US Hwy 281 and South Flores Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
14. **150148:** Request by Nick Fleege, Learning Schools of Texas for approval of a temporary utility service and building permits prior to plat approval and recordation of the Learning Schools of Texas Subdivision, generally located at the southeast corner of Southwest Military Drive and Brownleaf Drive. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Variance(s)

15. A. **FPV 15-002, FPV 15003, FPV 15-004:** Request by Michael Schoenbrun, Boerne Stage Crossing Limited Partnership, for approval of the three (3) variances to the following sections of the Unified Development Code (UDC), Appendix F, and Subdivision C, which pertains to the following provisions:
1. FPV 15-002, Section 35-F124 (e)
 2. FPV 15-003, Section 35-F133 (c) (4)
 3. FPV 15-004, Section 35-F133 (c) (2) & (3)

Staff recommends Approval. (Sabrina Santiago, EIT, CFM, Senior Engineering Associate, (210) 207-0182, sabrina.santiago@sanantonio.gov, Transportation and Capital Improvements)

B. **130527:** Request by Michael Schoenbrun, Boerne Stage Crossing Limited Partnership for approval of a replat of a tract of land to establish Boerne Stage Crossing Subdivision generally located northwest of the intersection of Interstate Highway 10 and Boerne Stage Road. Staff recommends Approval. (Richard Carrizales Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

16. **Tree Preservation Variance Request TPV#15-003:** Request by Christopher Talley of Olsson Associates, on behalf of Union Pacific Railroad for Southton Siding Rail Line for approval of a variance request from the Unified Development Code 35-523 (h). Project is proposed along existing rail tracks along Villamain Road to Southton Road. Staff recommends Approval. (Justin R. Krobot, Assistant City Arborist, (210)207-6042, justin.krobot@sanantonio.gov, Development Services Department)

Commissioner Sherrill left the Board Room at 2:07 pm

17. **Tree Preservation Variance Request TPV#15-004:** Request by Paige Anderson of Olsson Associates, on behalf of Union Pacific Railroad for Union Pacific Railroad Bridge 249.0 Reconstruction for approval of a variance request from the Unified Development Code 35-523 (h). Project is proposed along existing rail tracks Southwest of the intersection of Walzem Road and Northeast Interstate Loop 410. Staff recommends Approval. (Justin R. Krobot, Assistant City Arborist, (210)207-6042, justin.krobot@sanantonio.gov, Development Services Department)

Commissioner Sherrill returned to the Board Room at 2:07 pm

Comprehensive Master Plan Amendment(s)

19. **PA 15017:** A request by Katherine Moody, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 3.6156 acres of land being Lots 2, 3, and 4, Block 8 in NCB 16567 located at 8817, 8823 and 8831 IH-10 East, from “Parks/Open Space” to “Community Commercial”. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Chairman Martinez asked for a motion to approve items on the combined hearing as presented.

Motion: Commissioner Peck to approve items on the combined hearing as presented.

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

INDIVIDUAL CONSIDERATION

18. **PA 15016:** A request by Steve Newman, for approval of a resolution to amend the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.2010 acres of land being Lot 8, Block 9, in NCB 651 located at 1332 East Cesar Chavez Boulevard from “Medium Density Residential” to “Mixed Use”. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item and recommended approval.

John Anthony Klonek, supports new development however does not support alcoholic establishments.

Peter Santiano, spoke in opposition.

Motion: Commissioner Peck to approve item as presented.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Recused: Rinehart

Motion Passes

20. The Planning Commission may recess into executive session to discuss legal issues related to approval authority for Planned Unit Developments pursuant to Texas Government Code Section 551.071(consultation with attorney).

Chairman Martinez stated they will break for Executive Session at 2:25 pm.

21. Approval of the minutes

Motion: Commissioner Peck to approve the January 28, 2015 minutes.
Second: Commissioner McNair
In Favor: Unanimous
Opposed: None
Motion Passes

22. Adjournment.

There being no further business, the meeting was adjourned at 2:49 p.m.

APPROVED



Marcello Diego Martinez, Chairman

ATTEST:



John Jacks, Executive Secretary