

City of San Antonio



Development and Business Services Center
1901 South Alamo
Planning Commission Minutes

Wednesday, February 25, 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, Seaman,
Carson, McNair, Salazar
Absent: Garcia

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

Chris McCollin, Planner, presented items.

Plat(s)

1. **130403:** Request by Charles Marsh, Centex Homes, for approval to replat and subdivide a tract of land to establish Reserve of Lost Creek, Unit 2A & 2B Subdivision, generally located north of the intersection of Old Paseo Way and Paraiso Gate. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
2. **140379:** Request by Shannon Livingston, WS-SAS Development, LLC., for approval to replat and subdivide a tract of land to establish Stillwater Ranch Unit 16 & 19 Subdivision, generally located northwest of the intersection of Silver Pointe and Stillwater Parkway. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
3. **140381:** Request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 14A Subdivision, generally located west of the intersection of Red Maple Way and Culberson Mill. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
4. **150164:** Request by Jeremy Flach, Meritage Homes of Texas, L.L.C, for approval to replat a tract of land to establish Castle Hills U1, Enclave BSL Replat Subdivision, generally located southeast of the intersection of Amhurst Drive and Silver Oaks Drive. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Time Extension(s)

5. **110099:** Request by Jason Gale, Waterwood Office, LLC. for approval of a two (2) year time extension in accordance with Section 35-430(f) of the City of San Antonio's Unified Development code (UDC), for the Waterwood Office Subdivision, generally located on the north side of F.M. Loop 1604 and west of IH-37. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendment(s)

7. **PA 15020:** A request by P. W. Christensen, P.C., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 3.999 acres of land out of Lots 11 and 16 in NCB 13663, located at 7401 Wurzbach Road, from “Regional Center” to “Mixed Use Center”. Staff recommends Approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

8. **PA 15021:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in 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 of approximately 15.531 acres of land out of NCB 14945 generally located at the southwest corner of the intersection of Thousand Oaks Drive and Wurzbach Parkway, from “Mixed Use” to “High Density Residential” on 13.007 acres and from “Mixed Use” to “Regional Commercial” on 2.524 acres. 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

Land Transaction(s)

6. Consideration of a Resolution supporting and recommending City Council approve a request by the City of San Antonio Transportation & Capital Improvement Department, Traffic Engineering Division requesting to close the railroad crossing on Hoefgen at Essex through the placement of guardrails. Staff recommends Approval. (Bianca Thorpe, Sr. Transportation Engineer (210) 207-1484, bianca.thorpe@sanantonio.gov, Transportation & Capital Improvement Department)

Bianca Thorpe, Transportation & Capital Improvement Department, presented item and recommended approval.

Chuck McGinnis, spoke in opposition.

Jose Chapa, spoke in favor.

Perry King, spoke in opposition.

Commissioner Sherrill left the Board Room at 2:20 pm

Ken Brown, spoke in opposition.

Commissioner Sherrill returned to the Board Room at 2:21 pm

Carlos Fraive, spoke in favor.

Commissioner Sherrill left the Board Room at 2:37 pm

Ivan Jaime, Director of Public Affairs of Union Pacific, stated they have met with City of San Antonio representative to address this issue. He stated after further discussion they are in agreement with the proposed closure.

Commissioner Sherrill returned to the Board Room at 2:40 pm

Motion: Commissioner Rodriguez to deny the permanent closure and recommend City Staff and to study for alternate solutions.

Second: Commissioner Rinehart

In Favor: Unanimous

Opposed: None

Comprehensive Master Plan Amendment(s)

9. Public hearing and consideration of a resolution to allow the Community of North Savannah Heights to incorporate as a General Law Type A city within the City of San Antonio's Extraterritorial Jurisdiction (ETJ). The subject area is generally located to the west of State HWY 16 S. and south Loop 1604 in southwest Bexar County. Staff recommends Denial. (Sidra Maldonado, Senior Planner, (210) 207-8187, Sidra.Maldonado@sanantonio.gov, Department of Planning & Community Development)

Nina Nixon-Mendez, Planning Administrator, presented item and recommended denial of the proposed incorporation.

Melanie Ross, spoke in favor of incorporating Savannah Heights.

Richard Goetzke, spoke in favor of staff's recommendation of denial.

Commissioner Sherrill left the meeting at 3:08 pm

Commissioner Peck left the meeting at 3:08 pm

Motion: Commissioner Rinehart to approve item as presented.
Second: Commissioner McNair
In Favor: Unanimous
Opposed: None
Motion Passes

Approval of the February 11, 2015, Planning Commission Minutes.

Motion: Commissioner Peck to approve the February 11, 2015 minutes.
Second: Commissioner McNair
In Favor: Unanimous
Opposed: None
Motion Passes

Adjournment.

There being no further business, the meeting was adjourned at 3:10 p.m.

APPROVED



Marcello Diego Martinez, Chairman

ATTEST:



John Jacks, Executive Secretary