City of San Antonio

Planning Commission
Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, March 11, 2015 **2:00 PM** **1901 S. Alamo**

Planning Commission Members
Marcello Diego Martinez, Chair |
George Peck, Vice Chair | Andrea Rodriguez, Chair Pro Tem |
Jody R. Sherrill | Angela Rinehart | Michael Garcia Jr. |
George McNair | Aaron Seaman | Bradley Carson |

Ex-Officio Members
Orlando Salazar, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment |
Rey Saldaña, 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

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

- **Roll Call – Present:** Martinez, Rodriguez, Rinehart, Sherrill, Peck, Garcia, Seaman, Carson, Salazar
  Absent: McNair

- **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

Chairman Martinez stated Item #10 has been pulled by staff.

Larry Odis, Planner, presented items.

Plats(s)

1. **130280:** Request by Jacques Braha, BMP 1604 Developers, Ltd., for approval to replat and subdivide a tract of land to establish Bulverde Market 4 Subdivision, generally located southwest of the intersection of Bulverde Road and Classen Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

2. **130360:** Request by Todd Piland, HEB Grocery Company, LP, for approval to replat and subdivide a tract of land to establish NACO /1604 Commercial Subdivision, generally located southeast of the intersection of F.M. Loop 1604 and Nacogdoches Road. Staff recommends Approval. (Juanita Romero, Planner (210) 207-8264,juanita.romero@sanantonio.gov, Development Services Department)

3. **130397:** Request by Gene Liguori, Elm Valley Subdivision, LTD., for approval to subdivide a tract of land to establish Elm Valley Subdivision, generally located south west of the intersection of Medina Base Road and Five Palms. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

4. **130415:** Request by John K. Pierret, Forestar (USA) Real Estate Group, for approval to subdivide a tract of land to establish Campanas, Phase 5 (Enclave) Subdivision, generally located north of the intersection of Reposo and Estacado. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

5. **140228:** Request by Jay A. Hanna, WPE Ventures, LLC for approval to subdivide a tract of land to establish Westpointe East, Unit -22C Subdivision, generally located south of the intersection of Wiseman Road and Westcreek Oaks. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

6. **140230:** Request by Jay A. Hanna, WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit -22K2 Subdivision, generally located south of the intersection of Wiseman Road and Cottonwood Way. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

7. **140355:** Request by Joe C. Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Miller Ranch Unit 6B Subdivision, generally located southwest of the intersection of Foster Road and Wildflower Way. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

9. **140376:** Request by Charles Marsh, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Indian Springs Estates Northwest, Unit 3A PUD Subdivision, generally located southwest of the intersection of Wilderness Oak and Eagle Wing. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

11. **140419:** Request by Jay Patterson, Southerland Canyons, LLC, for approval of a plat to subdivide a tract of land to establish The Canyons at Scenic Loop Unit 6A P.U.D., generally located southwest of the intersection of Edens Canyon and Ivory Canyon. Staff recommends Approval. (Juanita Romero, Planner (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

12. **140434:** Request by John K. Pierret, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Monteverde Unit-1, Phase 1 (Enclave) Subdivision, generally located north of the intersection of Marriott Parkway and Monteverde Heights. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

13. **150092:** Request by Leo Soto and Anna Soto, for approval to subdivide a tract of land to establish Mi Buena Suerte Ranch Subdivision, generally located northwest of the intersection of Durham and Anacacho Road. Staff recommends Approval. (Juanita Romero, Planner (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

14. **150161:** Request by Jay Patterson, Southerland Canyons, LLC, for approval to subdivide a tract of land to establish The Canyons at Scenic Loop Unit 6A2 PUD Subdivision, generally located south of the intersection of Ivory Canyon and Edens Canyon. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carizales@sanantonio.gov, Development Services Department).

Plat Deferral(s)

15. **140447:** Request to authorize the termination of electric service and revoking building permits pending plat approval and recording of 14030 S US Highway 181 in connection with a previously approved deferral on August 13, 2014. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendment(s)

20. **PA 15023:** A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 30.696 acres of land being Lot 1, Block 3 in NCB 17242, located at the Southeast intersection of Potranco Road and Ingram Road from "Suburban Tier" to "General Urban Tier". 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 Seaman
In Favor: Unanimous
Opposed: None
Motion Passes

Continued Cases

Comprehensive Master Plan Amendment(s)

19. **PA 15018:** A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the Midtown Neighborhoods Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.987 acres of land being Lot 11, Block 2 in NCB 1968, located at 925 and 935 Fredericksburg Road from "Mixed Use, Medium Density Residential and Low Density Residential" to "Mixed Use" and to include "C-3" General Commercial District as a related zoning district for the "Mixed Use" land use classification. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item.

Ashley Farrimond, representative stated they would like to request a continuance until April 8, 2015.

Motion: Commissioner Seaman to continue until April 8, 2015.
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

21. **PA 15024:** A request by Vincent Gerard & Associates Inc., for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.13 acres of land out of Tracts B, C, D and E (69.720 acres), NCB 13965, Irrigated Subdivision located at 5524 Morey Road, from "Agribusiness Tier" to "Suburban Tier". Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item. He stated the applicant was not presented however he would like to request a continuance until April 8, 2015.

Motion: Commissioner Seaman to continue until April 8, 2015.
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

Individual Consideration(s)

Plat(s)

8. **140368:** Request by Gordon V Hartman, Shaggy Development, L.L.C., for approval to subdivide a tract of land to establish Wortham Oaks, Unit-12 (Enclave) Subdivision, generally located north of the intersection of Carriage Cape and Carriage Falls. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Chris McCollin, Planner, presented item and recommended approval.

Robert Jones, spoke in opposition, expressed drainage concerns.

Travis Elseth, KFW Engineers, stated they have addressed the drainage concerns which have been reviewed with City Staff. He further stated this proposed development would not

Sabrina Santiago, TCI, stated they have reviewed the drainage for the proposed development and it does meet Unified Development Code requirements.

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

Land Transaction(s)

16. A request for a resolution recommending approval of the acquisition through donation and/or good faith negotiations of approximately 37 acres of land located in NCB 10568 and 12175, along Salado Creek in Council District 2, NCB 13962 and 14859 along Leon Creek in Council Districts 4 and 8, and NCB 17635 along Culebra Creek in Council District 6 for the Linear Creekway Development Project, a 2010 Proposition 2 Sales Tax Initiative funded project. Staff recommends Approval. (Brandon Ross, AICP, (210) 207-6101, brandon.ross@sanantonio.gov, Parks and Recreation Department)

Brandon Ross, Parks and Recreation Department, presented item and recommended approval.

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

Commissioner Rinehart left the boardroom for recusal.

17. A request for a resolution recommending the approval to acquire one parcel of privately-owned real property containing approximately 1.062 acres (46,261 square feet) of land located at the intersection of South Alamo Street and South Flores Street in NCB 1009, in the amount of $1,200,000.00 payable to the selected title company for land acquisition and associated title fees, for the DSD Parking Expansion Project. Staff recommends Approval. (Hector Reynoso, (210) 207-8688, hector.reynoso@sanantonio.gov, Transportation and Capital Improvements; James Flood, (210) 207-5097, james.flood@sanantonio.gov, Development Services Department)

Steve Hodges, TCI, presented item and recommended approval.

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

Commissioner Rinehart returned to the boardroom.

Comprehensive Master Plan Amendment(s)

18. PA 15013: A request by Michele Debs, 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 2.837 acres of land being Lots P-2, P-3 and P-3A in NCB 15688 located at 4512 and 4516 Stahl Road from "Medium Density Residential" to "Regional Commercial". Staff recommends an alternate recommendation of Mixed Use. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item and recommended approval.

Michelle Debs, representative, stated she is in agreement with staff's alternate recommendation of Mixed Use.

Motion:	Commissioner Sherrill to approve of staff's alternate recommendation of Mixed Use.
Second:	Commissioner Seaman
In Favor:	Unanimous
Opposed:	None
Motion Passes	

Director's Report – None

Approval of Minutes of February 25, 2015, Planning Commission Minutes.

Motion:	Commissioner Rodriguez to approve minutes from February 25, 2015.
Second:	Commissioner Peck
In Favor:	Unanimous
Opposed:	None
Motion Passes	

Adjournment.

There being no further business, the meeting was adjourned at 2:37 p.m.

APPROVED

George Peck for Marcello Diego Martinez, Chairman

ATTEST:

John Jacks, Executive Secretary