

# City of San Antonio



## Planning Commission Minutes

Development and Business Services Center  
1901 South Alamo

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Wednesday, September 23, 2015

2:00 PM

1901 S. Alamo

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### Planning Commission Members

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

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

William Shaw, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment |  
Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

### 1:30 P.M. - Work Session, Tobin Room

1. Briefing of the proposed Limited Purpose Annexation of the IH-10 West area, related sector plan amendments, and non-annexation development agreements. [John M. Dugan, Director of the Department of Planning and Community Development]

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

**-Roll Call – Present:** Martinez, Peck, Rodriguez, Rinehart, Garcia, McNair, Carson

**Absent:** None

**-Citizens to be Heard –** No Citizens to be heard

### Executive Session

12. At any time during the meeting, the Planning commission may meet in executive session to discuss legal issues relating to Cibolo Creek Ranch, Ltd. V. City of San Antonio, et al, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Chairman Martinez stated commission will go into Executive Session. It is 2:08 pm and Commissioners exited the board room for Executive Session.

Commissioners exited the boardroom at 2:22 pm.

**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.*

**Item #9 Plan Amendment PA #15080 (Council District 7) located at 8151 Eckhert Road has been withdrawn per the applicant's request.**

**Combined Items**

Juanita Romero, planner presented items.

**Plat(s)**

2. **140008:** A request by Lloyd A. Denton, Jr., S.A. Kinder Ranch Unit-10, Inc., for approval to subdivide a tract of land to establish Kinder Northeast, Unit 10, PUD Subdivision, generally located north of the intersection of Prospect Creek and Lindaver Lane. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
3. **140560:** A request by Joseph Hernandez, K.B. Home Lone Star, Inc., for approval to subdivide a tract of land to establish Sawyer Meadows Unit 5 Subdivision, generally located southwest of the intersection of Forecast Drive and Sawyer Valley. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
4. **150091:** A request by Sonia M. Monaghan, for approval to replat a tract of land to establish Garden Acres Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
5. **150211:** A request by Brian Otto, Meritage Homes of Texas, LLC, for approval to replat a tract of land to establish Castle Hills Unit 2, Enclave Subdivision, generally located northwest of the intersection of West Avenue and Anchor Drive. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
6. **150307:** A request by Ed Trevino, Home Sweet Home Boerne, for approval to replat a tract of land to establish Forest Crest Subdivision, generally located west of the intersection of Great Navajo and Tejas Trail East. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendment(s)**

**8. PLAN AMENDMENT # 15079 (Council District 7):** A request by Rohan Ladduwahetti, for approval of a resolution to amend the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1.975 acres of land out of NCB 17946 located at 8750 Bandera Road from “Medium Density Residential” to "Community Commercial”. Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department) (Associated Zoning Case #Z2015285)

**Other Item(s)**

**11.** Request to reschedule Planning Commission meetings of November 11, 2015, November 25, 2015, December 9, 2015 and December 23, 2015. Staff recommends Approval. (Michael Dice, Planning Manager, Development Services Department, michael.dice@sanantonio.gov (210) 207-5889)

Chairman Martinez asked for a motion to approve items as presented.

- Motion: Commissioner Peck to approve all items on the combined hearing as presented.
  - Second: Commissioner McNair
  - In Favor: Unanimous
  - Opposed: None
- Motion Passes**

**Individual Consideration**

**Appeal(s)**

**7. Certificate of Determination Appeal 15-192:** A request by Rosa Santos for approval of a Certificate of Determination, generally located east of Shady Falls and southwest of Old Corpus Christi Road. Staff recommends denial. (Donna Camacho, Sr. Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Donna Camacho, Senior Planner, presented item and recommended denial.

Rosa Santos, stated she is requesting this appeal as she does not have the financial means to plat their property.

- Motion: Commissioner Peck to follow staff’s recommendation of denial.
  - Second: Commissioner Carson
  - In Favor: Carson, Rinehart, Peck, McNair
  - Opposed: Martinez, Rodriguez, Garcia
- Motion Failed**

**2<sup>nd</sup> Motion**

Motion: Commissioner Martinez to continue until October 14, 2015 Meeting.  
 Second: Commissioner Rodriguez  
 In Favor: Unanimous  
 Opposed: None

**Motion Passes**

**Comprehensive Master Plan Amendment(s)**

**Commissioner Carson exited the boardroom for recusal purposes.**

**10. PLAN AMENDMENT # 15081 (Council District 10):** A request by Kaufman & Killen, Inc. 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 0.516 acres of land out of NCB 11928 generally located at 7701 Broadway Street from “High Density Residential” to "Community Commercial”. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item and recommended approval.

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

**Motion Passes**

**Approval of Minutes**

**13. Consideration and Action on Minutes from September 9, 2015.**

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

**Motion Passes**

**Director's Report.**

John Jacks, Assistant Director, brief commission on upcoming UDC amendments.

**Adjournment.**

There being no further business, the meeting was adjourned at 2:48 p.m.

APPROVED

  
Marcello D. Martinez, Chairman

ATTEST:



John Jacks, Executive Secretary