

# City of San Antonio



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

---

Wednesday, December 16, 2015

8:30 AM

1901 S. Alamo

---

### 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 | Jason Koehne | Bradley Carson |

### Ex-Officio Members

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

**8:00 a.m. - Work Session, Tobin Room - Briefing on amendments to Chapter 35 of the Municipal Code, the Unified Development Code, to modify regulations for Conservation Subdivisions, and add provisions to the Code to allow for Low Impact Development (LID).**

**8:30 a.m. - Call to Order, Board Room**

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

**Absent:** Sherrill

**- 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.

**Plats**

1. **140218:** A request by Jeremy Flach, Meritage Homes of Texas, LLC. for approval to subdivide a tract of land to establish Steubing Farm - Unit 3A (Enclave) Subdivision, generally located northwest of De Zavala and Babcock road. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
2. **140562:** A request by Donald Walter Matich for approval to replat a tract of land to establish Matich Estates Subdivision, generally located northwest of the intersection of Southwell Road and Hollyhock Road. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
3. **140564:** A request by Shannon Livingston, WS-SAS Development, LLC, for approval to subdivide a tract of land to establish Stillwater Ranch Unit 21 Subdivision, generally located north of the intersection of Stillwater and Silver Pointe Road. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
4. **140566:** A request by Shannon Livingston, WS-SAS Development, LLC, for approval to replat and subdivide a tract of land to establish Stillwater Ranch Unit 20 Subdivision, generally located northwest of the intersection of Stillwater Parkway and Silver Pointe. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
5. **150282:** A request by Steve Braha, I.H. 10 / Loop 1604 Partners, LTD., is proposing to replat a tract of land to establish Landmark Anthem Parkway MPCD. The site is located northeast the intersection of Interstate Highway 10 and Landmark Parkway. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
6. **150326:** A request by Bart Swider, Chesmar Homes CT, LTD., for approval to replat and subdivide a tract of land to establish Knoll Creek Subdivision Tract 15 Subdivision, generally located northwest of the intersection of Knoll Creek and Judson Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
7. **150355:** A request by Mark Sparrow, Flotex Developers, LLC., for approval to replat and subdivide a tract of land to establish The Parc at Escondido Unit 4, Subdivision, generally located southeast of the intersection of Stanley Park Road and W Weichold Road. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

- 8. **150406:** A request by Jeremy Flach, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 8A-8B Subdivision, generally located northeast of the intersection of Galm Road and Culebra Road. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
  
- 9. **150540:** A request by Martha Lopez for approval of a plat deferral for temporary utility service prior to plat approval and recordation of the Martha Lopez Addition Subdivision, generally located north east of the intersection of Alexander Avenue and Cincinnati Avenue. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
  
- 10. **150543:** A request by Milton R. Chisum, Crestway Crossing LLC. for approval to subdivide a tract of land to establish Crestway Crossing Subdivision, generally located on the southwest of Miller's Ridge and Crestway. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, [Andrew.martinez2@sanantonio.gov](mailto:Andrew.martinez2@sanantonio.gov), Development Services Department)
  
- 11. **150560:** A request by David Anderson, David Anderson Homes, INC, for approval to replat a tract of land to establish DAH El Paso, generally located west of the intersection of El Paso Street and San Joaquin Avenue. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)

**Land Transaction(s)**

- 13. A resolution recommending Planning Commission approval for staff to acquire an easement for the Linear Creekway Parks Development Project from the United States Department of Veterans Affairs and grant an easement to the United States Department of Veterans Affairs along the western perimeter of John James Park (Brandon Ross, (210) 207-6101, [brandon.ross@sanantonio.gov](mailto:brandon.ross@sanantonio.gov), Parks and Recreation)
  
- 14. A resolution recommending City Council approval for staff to acquire land for the Linear Creekway Parks Development Project (Brandon Ross, (210) 207-6101, [brandon.ross@sanantonio.gov](mailto:brandon.ross@sanantonio.gov), Parks and Recreation)
  
- 15. **Case #15-6166:** A resolution supporting the conveyance by the City of San Antonio of real property consisting of 5.5 acres of property located within 3100 Roosevelt Avenue in New City Block 7675 in City Council District 3. The land, which borders the UNESCO World Heritage site, is part of the expanded boundary of the San Antonio Missions National Historic Park. Staff recommends approval. (John Jacks, (210) 207-3909, [John.Jacks@sanantonio.gov](mailto:John.Jacks@sanantonio.gov), Center City Development & Operations Department)

**Comprehensive Master Plan Amendment(s)**

- 16. PLAN AMENDMENT # 16005 (Council District 5):** A request by Dr. Salah E. Diab, for approval of a resolution to amend the future land use plan contained in the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.29 acres of land out of NCB 2574 and NCB 2859, located in the 200 Block of Simon Street from "Low Density Residential" to "Low Density Mixed Use." Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)
  
- 17. PLAN AMENDMENT # 16007 (Council District 2):** A request by MS410 Partners LLC (Marcelo Andonie), for approval of a resolution to amend the future land use plan contained in the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.1465 acres of land out of NCB 520, located at 432 Burleson Street from "Neighborhood Commercial" to "Low Density Mixed Use." Staff recommends approval.(Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)
  
- 19. PLAN AMENDMENT # 16009 (Council District 10):** A request by Kaufman & Killen, Inc. (Ashley Farrimond), 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 Lot 31, Block 1, NCB 14051, located at 6610 Topper Run from "Suburban Tier" to "Specialized Center" and a text amendment to include "L" Light Industrial District as a related zoning district for the Specialized Center land use classification. Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)

**Other Item(s)**

- 20.** Consideration and recommendation of amendments to Chapter 35 of the Municipal Code, the Unified Development Code (UDC), adding Low Impact Development (LID) as a voluntary site design option and updating the existing Conservation Subdivision regulations. (Tony Felts, AICP, Senior Planner, (210) 207-8214, tony.felts@sanantonio.gov, Development Services Department)

Chairman Martinez asked for a motion for 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)**

**12. Certificate of Determination Appeal 13-172:** Request by Gabriel Pop for approval of a Certificate of Determination, generally located on the North side of Priest Road and northwest of the intersection of Priest Road and Shady Forest. 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.

Gabriel Pop, stated the purpose of this request is to allow for development on the subject property.

Motion:	Commissioner Peck to follow staff's recommendation of denial.
Second:	Commissioner Carson
In Favor:	Unanimous
Opposed:	None

**Motion Passes**

**Comprehensive Master Plan Amendment(s)**

**18. PLAN AMENDMENT # 16008 (Council District 10):** A request by TRC Engineers Inc. (c/o Eddie Bogard), 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 5.87 acres out of NCB 15724 located in the 12600 Block of Judson Road from "Suburban Tier" to "General Urban Tier." Staff recommends approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

Erica Green, planner, presented item and recommended approval.

Motion:	Commissioner Rodriguez to recommend approval.
Second:	Commissioner Garcia
In Favor:	Unanimous
Opposed:	None

**Motion Passes**



**Approval of Minutes**

21. Consideration and Action on Minutes from November 18, 2015.

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

**Motion Passes**

**Director's Report** – No report at this time.

**Adjournment**

There being no further business, the meeting was adjourned at 8:54 a.m.

APPROVED



Marcello D. Martinez, Chairman

ATTEST:



Melissa Ramirez, Executive Secretary