

# City of San Antonio



## Planning Commission Minutes

Development and Business Services Center  
1901 South Alamo

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**Wednesday, November 18, 2015**

**8:30 AM**

**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 | 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**

### **8:30 A.M. - Call to Order, Board Room**

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

### **- Election of Officers - Election of Chair, Vice Chair and Chair Pro-Tem**

Luz Gonzales, Interim Planning Manager, open the floor for nomination for Chairman.

Commissioner Carson nominated Commissioner Marcello Martinez for Chairman, Commissioner George Peck for Vice Chairman and Commissioner Andi Rodriguez for Pro-Tem. The motion was seconded by Commissioner Peck.

### **Vote for Chairman**

Motion: Commissioner Carson motioned for Commissioner Martinez as Chairman  
Second: Commissioner Peck  
In Favor: Unanimous  
Opposed: None

### **Motion Passes**

**Vote for Vice Chairman**

Motion: Commissioner Carson motioned for Commissioner Peck as Vice Chairman  
Second: Commissioner Peck  
In Favor: Unanimous  
Opposed: None

**Motion Passes****Vote for Pro-Tem**

Motion: Commissioner Carson motioned for Commissioner Rodriguez as Pro-Tem  
Second: Commissioner Peck  
In Favor: Unanimous  
Opposed: None

**Motion Passes**

- **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**

Richard Carrizales, planner presented items.

**Plat(s)**

1. **140159:** A request by James A. Japhet, Napa Oaks SA, LTD., for approval to subdivide a tract of land to establish Napa Oaks Unit-6 A PUD, generally located east of the intersection of Poppy Hills and Sonoma Ambre. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
2. **140306:** A request by Lloyd A. Denton, Jr., Bitterblue-Two Creeks North, Ltd., for approval to subdivide a tract of land to establish Two Creeks, Unit 13-A-15 (Enclave) Subdivision, generally located northeast of Two Creeks and Baywater Stage. Staff recommends approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
3. **140395:** A request by Lloyd Walker Jary, Scattered Oaks Development, for approval to replat a tract of land to establish Scattered Oaks Unit 3 Replat (PUD) Subdivision, generally located west of the intersection of Jones Maltsberger and Scattered Oaks Drive. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

4. **140428:** A request by Lloyd T. Booth, IH-10 Partners LTD for approval to subdivide a tract of land to establish Ridge Creek, Unit 2B (PUD) Subdivision, generally located in between IH-10 and Woodland Green, south of Nichols Creek. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, [Andrew.martinez2@sanantonio.gov](mailto:Andrew.martinez2@sanantonio.gov), Development Services Department)
5. **140445:** A request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Solana Ridge Unit 14 Subdivision, generally located northeast of the intersection of Sol Trace and Quasar Brook. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
6. **140512:** A request by C.M. Garver, CG7600 LP, for approval to subdivide a tract of land to establish I-37 Business Park, generally located southwest of the northwest of the intersection of Interstate Highway 37 and Loop 1604. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
7. **140536:** A request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Savannah Unit 2A Subdivision, generally located northeast of the intersection of Talley 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)
8. **140548:** A request by Gordon V. Hartman, Daphne Development, LLC., for approval to subdivide a tract of land to establish Waterford Park, Unit 3A & 5A Subdivision, generally located south of Culebra Rd. and east of Talley Rd. Staff recommends approval. (Martha Bernal, Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
9. **140549:** A request by Gordon V. Hartman, Daphne Development, LLC, for approval to subdivide a tract of land to establish Waterford Park Unit 3B Subdivision, generally located southeast of the intersection of Culebra Road and Talley Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
10. **140568:** A request by Jay Patterson, Southerland Canyons, LLC, for approval to subdivide a tract of land to establish The Canyons at Scenic Loop Unit 6B, PUD Subdivision, generally located northwest of the intersection of Babcock Road and Scenic Loop Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
11. **150047:** A request by George A. Field III, Cumberland POD1 Stevens Residential, LTD., for approval to subdivide a tract of land to establish Stevens Ranch POD-1B, generally located east of the intersection of Montessa Parkway and Lobo Mountain. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
12. **150157:** A request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Savannah Unit 1C Subdivision, generally located at the intersection of Addison Ridge and Ranch Bend. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)

- 13. 150265:** A request by Christina Williams, Allen Andrew Holdings, LLC, for approval to replat and subdivide a tract of land to establish Stone Oak Prep School Subdivision, generally located west of the intersection of Wilderness Oak and Midnight Peak. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- 14. 150268:** A request by Kirk Taylor, Alamo Garden Inc., for approval to replat and subdivide a tract of land to establish Longhorn - NRP, generally located southwest of the intersection of Wurzbach Parkway and Thousand Oaks. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- 15. 150273:** A request by Shannon Livingston, WS-SAS Development, LLC, for approval of a plat to subdivide a tract of land to establish Stillwater Ranch Unit 14A Subdivision, generally located northeast of the intersection of Culebra Road and Stillwater Parkway. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- 16. 150277:** A request by Thad Rutherford, Southstar Mission Del Lago Developer, LLC, for approval to subdivide a tract of land to establish Mission Del Lago Unit 9B T.I.F. Subdivision, generally located southwest of the intersection of Del Lago Parkway and Tiger Woods. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- 17. 150288:** A request by Jeremy Flach, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 9 Subdivision, generally located northeast of the intersection of Culebra and Galm. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
- 18. 150289:** A request by Jay Hanna, HM Leonard Development, Inc., for approval to subdivide a tract of land to establish Balcones Creek Ranch Unit 6, Enclave Subdivision, generally located south of the intersection of Interstate Highway 10 West and George Beere. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- 19. 150301:** A request by Lloyd A. Denton Jr., Rogers 1604 Commercial, LTD., for approval to subdivide a tract of land to establish Salado Creek Commercial, Unit-1 Subdivision, generally located northeast of the intersection of North West Military Highway and Highway Loop 1604. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- 20. 150411:** A request by Luis Gerlein, for approval to replat a tract of land to establish Everest II Subdivision, generally located northeast of the intersection of Everest Ave and Terra Alta. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)

- 21. 150434:** A request by Lloyd A. Denton, Jr., Rogers 1604 Commercial, Ltd., for approval to subdivide a tract of land to establish Emerus NW Military Subdivision, generally located northwest of the intersection of Charles Anderson Loop FM 1604 and FM 1535 NW Military Highway. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- 22. 150472:** A request by David Wallace, Bexar County WCID No. 10, for approval to replat a tract of land to establish Bexar County WCID No. 10 Subdivision, generally located northeast of the intersection of Randolph Blvd. and Overlook Rd. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
- 23. 150509:** A request by Donald L. Hudgins, Jr., Lost Spurs Development Incorporation, for approval to replat a tract of land to establish Dove Canyon Enclave Subdivision, generally located southwest of the intersection of Dove Canyon and Loop 1604. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- 25. 160052:** A request by Narciso Santos and Rosa Santos, for approval of a Plat Deferral for temporary utility service prior to plat approval and recordation of the Santos and Santos Subdivision, generally located at the south of the intersection of Borregas Road and Shady Falls Road. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

#### **Planned Unit Development(s)**

- 26. 15-00005:** A request by Blake Yantis, Mosaic Land Development, for approval to establish East Evans Road Planned Unit Development, generally located southeast of the intersection of Evans Road and Hanging Oak Road. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

#### **Land Transaction(s)**

- 27. S.P. 1899:** A request of a Resolution authorizing a request to declare as surplus and sell the following 17 vacant City-owned properties: 6515 Alsbrook Drive, described as Lot 4, Block 4, NCB 13021; 6519 Alsbrook Drive, described as Lot 5, Block 4, NCB 13021; 6523 Alsbrook Drive, described as Lot 6, Block 4, NCB 13021; 6527 Alsbrook Drive, described as Lot 7, Block 4, NCB 13021; 6506 Woodstock Drive, described as Lot 38, Block 4, NCB 13021; 4026 Anton Drive described as Lot 1, Block 5, NCB 13021; 4022 Anton Drive described as Lot 2, Block 5, NCB 13021; 4007 Salado Bluff described as Lot 4, Block 5, NCB 13021; 4002 Salado Bluff described as Lot 2, Block 6 NCB 13021; 4003 Adair Bluff described as Lot 3, Block 6, NCB 13021; 615 Kenswick View described as Lot 56, Block 8, NCB 13021; 6727 Tehama Gate described as Lot 12, Block 9 NCB 13021; 6731 Tehama Gate described as Lot 13, Block 9 NCB 13021; 6735 Tehama Gate described as Lot 14, Block 9 NCB 13021; 6751 Kenswick View described as Lot 18, Block 9 NCB 13021; 602 Kenswick View described as Lot 19, Block 9 NCB 13021; 606 Kenswick View described as Lot 20, Block 9 NCB 13021, in Council District 3. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

28. Request of a Resolution authorizing a request to declare as surplus and sell the following eight vacant City-owned properties: 1119 Wyoming Street 1, described as Lot W 5.45 FT of 14, Block E 1/2 OF 14 NCB 611; 906 S. Walnut Street, described as Lot S 37.2 FT of 1, Block 8, NCB 650; 207 Shirley Street, described as Lot S 38 FT of N 99 FT of 9, Block E 1/2 of C, NCB 1159; 2727 E. Commerce Street, described as Lot E 33 FT of 21, Block 12, NCB 1433; 126 San Salvador Street, described as, Lot W 46 FT of S 115 FT of 19, Block 3N, NCB 2955; 2124 Virginia Boulevard, described as Lot W 16 FT of 11, Block 1, NCB 3164; 1405 E. Crockett Street, described as Lot S 62.5 FT of 2, Block 3, NCB 3393; 831 Delmar Street, described as Lot 5, Block, NCB 6672, in Council District 2. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

### **Comprehensive Master Plan Amendment(s)**

30. **PLAN AMENDMENT # 16002 (Council District 9):** A request by Daniel Briggs, 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 17.26 acres out of NCB 19218, generally located in the 20600 Block of Stone Oak Parkway at Vemeer from "Suburban Tier" to "General Urban Tier". Staff recommends approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)
32. **PLAN AMENDMENT # 16004 (Council District 4):** A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 6.00 acres of land out of NCB 15269 located in the 5500 Block of Ray Ellison Boulevard from "Low Density Residential" to "Community Commercial." Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@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 Rinehart  
In Favor: Unanimous  
Opposed: None

### **Motion Passes**

### **Individual Consideration**

24. **150541:** A request by Shannon Livingston, WS-SAS Development LLC, for approval to replat a tract of land to establish Stillwater Ranch Units 10/13A Subdivision, generally located northeast of the intersection of Culebra Road and Stillwater Parkway. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Richard Carrizales, Planner, presented item and recommended approval.

Shannon Livingston, Applicant, stated he was available to address questions or concerns.

Gene Littlewood, spoke in opposition.

Tom Grandinoto, spoke in opposition.

Chris Padeni, spoke in opposition.

Edward Romero, spoke in opposition.

Richard Sanchez, spoke in opposition.

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

**Motion Passes**

- 29. PLAN AMENDMENT # 15062 (Council District 1) – (Continued from 10/14/15):** A request by Jesse Sepulveda, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use approximately 0.2040 acres of land out of NCB 8814 located at 1807 West Wildwood Drive from “Urban Low Density Residential” to “Community Commercial”. Staff recommends denial with an alternate recommendation. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

Shepard Beamon, Planner, presented item and recommended denial with an alternate recommendation.

Baltazar Serna, representative, stated he would like to amend their request to “NC” Neighborhood Commercial as staff recommended.

Motion: Commissioner Peck to approve as staff’s alternate recommendation of “NC” Neighborhood Commercial  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None

**Motion Passes**

- 31. PLAN AMENDMENT # 16003 (Council District 8):** A request by Aaron M. Saxon, 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 1, Block 1, NCB 17615 located at 13407 Western Oak Drive from “Suburban Tier” to “Regional Center.” Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)

Shepard Beamon, Planner, presented item and recommended approval.

Aaron Saxon, applicant, stated Bolin Plumbing has been in operation at this location since 2006 as a tenant. He stated upon purchase of property they were informed the operation was not in compliance. He stated their intent today is to bring the property to compliance.

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

**Motion Passes**

**Approval of Minutes**

**33. Consideration and Action on Minutes from October 28, 2015.**

Motion: Commissioner Peck to approve minutes as presented  
Second: Commissioner McNair  
In Favor: Martinez, Peck, Rodriguez, Garcia, McNair, Carson, Koehne  
Opposed: Rinehart

**Motion Passes**

**Director's Report.**

Catherine Hernandez, Planning Manager, updated Commission on UDC amendments being presented to City Council on December 10, 2015.

Melissa Ramirez, Interim Assistant Director, stated Technical Advisory Committee will be discussing the Low Impact Development amendment as well as the Conservation Subdivision amendment hat was submitted by San Antonio Conservation Society.



**Adjournment**

There being no further business, the meeting was adjourned at 9:30 a.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

Melissa Ramirez, Executive Secretary