

# City of San Antonio



**DRAFT**

## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, May 25, 2016**

**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 | 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 |

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

- Briefing regarding progress on the planning efforts within the World Heritage area. (Colleen Swain, World Heritage Department)

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

- **Roll Call- Present: Martinez, Peck, Rodriguez, Sherrill, Garcia, McNair, Carson, Koehne**  
**Absent: Rinehart**
- Gabriela Tolantino, World Wide Translators, was present.
- **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, Senior Planner, presented items.

**Plats**

- Item #2 **140362:** Request by Greg Martin, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Indian Springs Estates N, U5 PUD Subdivision, generally located northwest of the intersection of Running Fawn and Turquoise Sky. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3 **150179:** Request by Richard Perez, for approval to subdivide a tract of land to establish Richard Perez Subdivision, generally located east of the intersection of South Zarzamora Street and West Villaret Boulevard. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 5 **150342:** Request by Emiliano Guerrero, of Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Arcadia Ridge, Unit 5A Phase II Subdivision, generally located southeast of Potranco and Texas Research Parkway. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
- Item # 6 **150414:** Request by Doug Carmen, Wells Fargo Bank, N.A. and Jack Lipar, LGI Homes-Texas, LLC, for approval to replat and subdivide a tract of land to establish Talise de Culebra Unit 6B-2C Subdivision, generally located northwest of the intersection of Waterlily Way and Oxbow Way. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 7 **150419:** Request by A. Bradford Galo, DFGG of Texas, Ltd., for approval to subdivide a tract of land to establish Woodlake Meadows Unit 4B Subdivision, generally located northwest of the intersection of Woodlake Parkway and Macaway Creek. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- Item # 8 **160040:** Request by Aubra Franklin, ARDC Judson, Ltd., The Capital Foresight Limited Partnership /GB Development, LLC, for approval to subdivide a tract of land to establish Artisan at Judson Park Subdivision, generally located southwest of the intersection of F. M. Loop 1604 Drive and Judson Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

**Planned Unit Development**

- Item #10 **PUD 15-00009**: Request by Juan Fernandez of Sandalwood, LLC., for approval of a Planned Unit Development to establish Sandalwood Subdivision, generally located west of Everest Avenue, south of Belfast Drive and north of Sandalwood Lane. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

**Alternative Pedestrian Plan**

- Item # 11 **15:00003**: Request by Shannon Livingston, Shannon Livingston Companies, for approval to subdivide a tract of land to establish Stillwater Ranch Phase III Alternate Pedestrian Plan, generally located northwest of the intersection of Galm Road and F.M. 1560 North. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

**Variance(s)**

- Item # 12 **FPV# 16-003**: Request by Kopplow Development, LLC. for approval of a variance request associated with a Conditional Letter of Map Revision (CLOMR) for a commercial tract generally located approximately 950 feet from the southeast corner of Culebra Road & Loop 410. Staff recommends Approval. (Sabrina Santiago, Senior Engineering Associate, (210) 207-0182, Sabrina.santiago@sanantonio.gov, TCI Department)

**Land Transaction(s)**

- Item # 14 **S.P. 1879** – A Resolution authorizing to declare as surplus and sell a City-owned property described as Lot 1, Block 7, New City Block 584 located at 331 N. Olive Street in Council District 2. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 15 **S.P. 1916**: A resolution to close, vacate and abandon an alley portion of Public Right of Way located between North New Braunfels Avenue and Breezewood Drive, in Council District 10, as requested by Equity Ventures Commercial Development, L.C. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 16 **Case #16-3153**: A resolution supporting the street closure of a portion of San Jose Drive and transfer ownership of the closed street located adjacent to NCB 7675 and NCB 7659-BLKs D, E, and F in City Council District 3. The street closure is part of the National Park Service's Long Range Plan to enhance pedestrian safety and connectivity for guests that visit Mission San Jose and access the Mission-To-River Trail to the San Antonio River. Staff recommends Approval. (Colleen Swain, (210) 207-4089, Colleen.Swain@sanantonio.gov, World Heritage Office)

Item # 18 A request by the Parks and Recreation Department for approval of a resolution to acquire a tract of land to for the purpose of aquifer protection. The property consists of 9.727 acres, located at the southwest corner of Canyon Golf Road and Quiet Rapids in northern Bexar County, over the Recharge Zone of the Edwards Aquifer. Staff recommends Approval. (Grant Ellis, Special Projects Manager, Edwards Aquifer Protection Program (210) 207-2815, grant.ellis@sanantonio.gov, Parks and Recreation Department)

### Comprehensive Master Plan Amendments

Item # 20 **PLAN AMENDMENT # 16044** (Council District 2): A request by Paul Daniec, Weislawa Daniec and Marion Janik, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 15.201 acres of land out of NCB 10596, located at the 1400 Block of Springfield Road at East Binz-Engleman Road from "Low Density Residential" to "Business Park." Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

### UDC Amendments

Item # 22 Consideration and Action on Amendments to Chapter 35 of the Municipal Code, the Unified Development Code, to modify regulations and fees for Notice Requirements for rezoning cases.

### Motion

Chairman Martinez asked for a motion for the items as presented.

Motion: Commissioner Sherrill to approve all items on the combined agenda as presented.

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

Item # 1 A Briefing on the updated adoption timeline for the SA Tomorrow planning initiative, which consists of the following three plans:  
 a) Comprehensive Plan  
 b) Multimodal Transportation Plan  
 c) Sustainability Plan  
 (Rudy Nino, Jr., AICP, Planning Administrator, (210) 207-8389, rudy.nino@sanantonio.gov, Department of Planning & Community Development)

Rudy Nino, Planning Administrator, presented the briefing on SA Tomorrow to the Planning Commission.

**The following citizens appeared to speak:**

Michelle Brown, representative of Clarity CGC, presented a letter to the Planning Commission, and read into the record with suggestive modifications to the proposed plan.

Barbara Witte-Howell, presented documents to the Planning Commission, and stated her concerns with the possible change of the neighborhood plans.

Cosima Colvin, concerned with the future changes to the current Neighborhood Plans.

Jack Finger, spoke in opposition.

Brady Alexander, stated he would like a positive change for his area.

**NO ACTION WAS TAKEN BY THE PLANNING COMMISSION**

Item #4 **150300**: Request by Norman T. Dugas, Jr., Remuda 530, L.P., for approval of a replat and subdivide a tract of land to establish Remuda Ranch North Unit 10 Subdivision, generally located northwest of the intersection of Galm Road and Highland Trace. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Richard Carrizales, Planner, presented item #4 to the Planning Commission with staff's recommendation of Approval.

Norman Dugas, applicant, stated this is a routine plat submittal.

**The following citizens appeared to speak:**

Clarice Mathena, spoke in opposition.

Rachel Fields, spoke in opposition

Robert Taylor, spoke in opposition.

**Motion**

Chairman Martinez asked for a motion for item # 4, **Plat 150300** as presented.

Motion: Commissioner Peck made a motion for Approval.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Commissioner Carson recused himself from Item # 9 at 2:38 p.m.**

Item # 9 **160076**: Request by Chad Nugent-Escondido North Partners, LLC, for approval to subdivide a tract of land to establish Escondido North, Unit 5 Subdivision, generally located northwest of the intersection of Binz-Engleman Road and Texas Palm Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Richard Carrizales, Planner, presented item #9 to the Planning Commission with staff's recommendation of Approval.

**Motion**

Chairman Martinez asked for a motion for item # 9, **Plat 160076** as presented.

Motion: Commissioner Peck made a motion for Approval.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Commissioner Carson re-entered the Planning Commission meeting at 2:39 p.m.**

Item # 13 **FPV# 16-004:** Request by EVC Texas GP, L.C., for approval of a variance request associated with a drainage easement to contain the 1% Annual Chance Flood Hazard Area for a commercial tract at 6514 N New Braunfels. Staff recommends Approval. (Jacob Powell, Senior Engineer, (210) 207-0176, Jacob.Powell@sanantonio.gov, TCI Department)

Jacob Powell, TCI Senior Engineer, presented item #13 to the Planning Commission with staff's recommendation of Approval. Staff provided supporting documents to the commission.

Patrick Christensen, representative, presented a power point presentation to the Planning Commission and stated the planned project is for a natural grocer with organic vegetables and health foods.

Juan Rodriguez, KFW Engineers, presented power point presentation to the Planning Commission with Mr. Christensen.

**No citizens appeared to speak.**

**Motion**

Chairman Martinez asked for a motion for item # 13, **FPV# 16-004** as presented.

Motion: Commissioner Peck made a motion for Approval.

Second: Commissioner Carson

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item #17 A request by the Parks and Recreation Department for approval of a resolution to acquire a tract of land for aquifer protection and recreational park purposes. The property consists of approximately 214 acres known as the Classen-Steubing Ranch, located in northern Bexar County, over the Recharge Zone of the Edwards Aquifer. Staff recommends Approval. (Grant Ellis, Special Projects Manager, Edwards Aquifer Protection Program (210) 207-2815, grant.ellis@sanantonio.gov, Parks and Recreation Department)

Xavier Urrutia, City of San Antonio Parks Director, presented item #17 to the Planning Commission with staff's recommendation of Approval.

**No citizens appeared to speak.**

**Motion**

Chairman Martinez asked for a motion for item # 17 as presented.

Motion: Commissioner Rodriguez made a motion for Approval.

Second: Commissioner Koehne

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 19 **PLAN AMENDMENT # 16041** (Council District 1): A request by Jimmy Moore, for approval of a resolution to amend the future land use plan contained in the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.2266 acres out of NCB 7264, located at 2512 Blanco Road from "Neighborhood Commercial" to "Regional Commercial." Staff recommends Denial. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

Shepard Beamon, Planner, presented item # 19 to the Planning Commission with staff's recommendation of Denial.

Elizabeth & Jim Moore, applicants, stated to the Planning Commission they would like to make the property available for various retailers to lease.

After the discussion with the Planning Commission, the applicants amended the zoning requested to "C-1 CD" with Conditional Use for Auto Sales, and requested to withdraw Plan Amendment # 16041.

**No citizens appeared to speak.**

**NO ACTION WAS TAKEN BY THE PLANNING COMMISSION**

Item # 21 **PLAN AMENDMENT #16043** (Council District 3): A request by Spencer Ramirez, for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.6831 acres of land out of NCB 10911 located in the 4000 Block of Goliad Road from “Low Density Residential” to “Community Commercial”. Staff recommends Denial. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

Shepard Beamon, Planner, presented item # 21 to the Planning Commission with staff’s recommendation of Denial.

Spencer Ramirez, applicant, stated to the Planning Commission he would like to sell goods from his family’s food truck business on the vacant property.

**No citizens appeared to speak.**

**Motion**

Chairman Martinez asked for a motion for item # 21 **PA 16043** as presented.

Motion: Commissioner Peck made a motion for Denial.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed as Denial**

**The following citizens appeared to speak:**

Debra Tamez, spoke in opposition on item # 10, PUD 15-00009 after the Planning Commission motioned for Approval.

**Approval of Minutes**

Item # 23 Consideration and Action on Minutes from May 11, 2016

**Motion**

Motion: Commissioner McNair to approve minutes as presented

Second: Commissioner Carson

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Director's Report:**

- Discussion for possible meeting dates to prepare for Item # 1 SA Tomorrow.

**Adjournment**

There being no further business, the meeting was adjourned at 3:20 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

Melissa Ramirez, Interim Assistant Director