

# City of San Antonio



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, July 8, 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 III, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment |  
Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

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

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

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

**- 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****Juanita Romero, planner presented items.****Plat(s)**

1. **130578:** Request by Robert Salamone, for approval to subdivide a tract of land to establish Crestway Residential Subdivision, generally located northwest of the intersection of Kitty Hawk Road and Miller Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
2. **140262:** Request by George A. Field III, Potranco 2013 Land, LTD, for approval to subdivide a tract of land to establish Stevens Ranch POD 3A Subdivision, generally located northeast of the intersection of Steven Parkway and Potranco Road. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
3. **140459:** Request by Naty Saidoff, Capital Foresight, LP, for approval to subdivide a tract of land to establish Bulverde Rd. At Roseheart Subdivision, generally located at the northeast corner of Bulverde Road and Roseheart. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
4. **140519:** Request by Juan Hernandez, for approval to replat and subdivide a tract of land to establish J. Hernandez Subdivision, generally located at the intersection of West Petaluma Boulevard and Escalon Avenue. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
5. **140550:** Request by Lloyd A. Denton Jr., Shavano Rogers Ranch North No. 3, LTD., for approval of a plat to subdivide a tract of land to establish Rogers Ranch, Unit-P8 & P9 (PUD) Subdivision, generally located northwest of the intersection of Salado Canyon Drive and Canoe Brook Drive. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
6. **150118:** Request by Joseph Eaton, 307 Westover Partners, Ltd., for approval to replat a tract of land to establish Westover 1 Subdivision, generally located northwest of the intersection of Rogers Road and Military Drive West. Staff recommends Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
7. **150215:** Request by Richard Baker, RWB Properties, Ltd., for approval to subdivide a tract of land to establish RWB Properties Subdivision, generally located on the southeast corner of F.M. Loop 1604 and U.S. Interstate 37 South. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

- 8. **150332:** Request by Leo Gomez, Brooks Development Authority, for approval of to subdivide a tract of land to establish BCB Unit 16 Hotel Subdivision, generally located southeast of the intersection of South New Braunfels Avenue and Southeast Military Drive. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
- 9. **150372:** Request by Wade Hayden, for approval to replat a tract of land to establish Northcrest Hills Unit 1-BSL Subdivision, generally located east of the intersection of Blanco Road and Cornwall Drive. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**Alternative Pedestrian Plan(s)**

- 10. **APP 15-00001:** Request by John K. Pierret, Forestar (USA) Real Estate Group, for approval of a pedestrian plan to establish Cibolo Canyons Pedestrian Plan, generally located east of the intersection of TPC Parkway and Bulverde Road Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Variance(s)**

- 11. Tree Preservation Variance Request **TPV#15-007:** Request by Mr. George Weron, KFW Engineers on behalf of Mr. Gordon V. Hartman, Velma Development, LLC. for Summerhill MDP Floodplain Improvements for approval of a variance request from the Unified Development Code 35-523 (h) to remove the only existing 33 inch heritage mesquite tree within the floodplain, 33 inches of required tree mitigation will be met by planting 40 inches on the adjacent site to meet overall tree mitigation requirements. Project is proposed within the FEMA floodplain and located approximately 1/4 mile Southeast of the intersection of Loop 1604 and N. Graytown Rd. Staff recommends approval. (Justin R. Krobot, Assistant City Arborist, (210)207-6042, justin.krobot@sanantonio.gov, Development Services, Land Development – Tree Preservation Division).

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

Motion: Commissioner Rodriguez to approve all items on the combined hearing as presented.  
Second: Commissioner Carson  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**Individual Consideration**

**Comprehensive Master Plan Amendment(s)**

12. (Continued from 06/24/15) **PA 15055:** A request by TIHC Corp, 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 approximately 0.180 acres of land being a portion of Lot 17, NCB 568, located at 532 Dawson Street and 417 North Mesquite Street, from “Low Density Residential” to “Low Density Mixed Use”. Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

Oscar Aguilera, Planner, presented item and recommended approval.

George Herrera, applicant, stated the purpose of this amendment is to allow the development of 5 work/live-in structures on the subject property. He stated he has been working with the surrounding property owners; however they still express their opposition.

Liz Franklin, spoke in opposition.

Motion: Commissioner Carson to approve item as presented.  
 Second: Commissioner Rinehart  
 In Favor: Rinehart, Carson  
 Opposed: Martinez, Rodriguez, Sherrill, Garcia, McNair, Shaw  
 Motion Fails

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

Motion: Commissioner Sherrill to deny item.  
 Second: Commissioner Rodriguez  
 In Favor: Martinez, Rodriguez, Sherrill Garcia, Shaw  
 Opposed: Rinehart, McNair, Carson  
 Motion Passes

13. **PA 15059:** A request by Thomas Flores, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.826 acres out of NCB 7582 located at 218 Betty Jean from “Low Density Residential” to "Community Commercial". Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

Shepard Beamon, Planner, presented item and recommended approval.

Art Flores, stated the purpose of this request is simply to put the property up for sale. At this time there are no current plans for development.

Judy Hernandez, spoke in opposition.

John Sherman, spoke in opposition.

Motion: Commissioner Carson to approve item as presented.  
Second: Commissioner Rinehart  
In Favor: Martinez, Rodriguez, Rinehart, McNair, Carson, Shaw  
Opposed: Sherrill, Garcia  
Motion Passes

14. **PA 15060:** A request by Joel Castillo, 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 of approximately 0.1036 acres of land being Lot S IRR 44 FT of 25 and 26 in NCB 1989 located at 2327 North Zarzamora from “Neighborhood Commercial” to “Community Commercial”. Staff recommends denial. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item and stated applicant is present to request a continuance.

Joel Castillo, applicant, stated he would like to request a two week continuance as he is currently working with the surrounding neighbors.

Motion: Commissioner Carson to recommend a continuance until July 22, 2015  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

**Other Item(s)**

15. Briefing on the status of the City’s SA Tomorrow Comprehensive Plan. (Rudy Nino, (210) 207-8389, Department of Planning & Community Development)

Rudy Nino, Planning Manager, Department of Planning & Community Development, briefed commission on SA Tomorrow.

**Approval of Minutes**

16. Consideration and Action on minutes from June 24, 2015 Meeting

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

**Director's Report** – No Report.

**Adjournment.**

There being no further business, the meeting was adjourned at 3:09 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

John Jacks, Executive Secretary