

# City of San Antonio



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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Wednesday, May 13, 2015

2:00 PM

1901 S. Alamo

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### Planning Commission Members

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 |

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

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

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

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

**Absent:** None

**- 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.*

Chairman Martinez stated Items 10 and 15 have been pulled from Combined Hearing for recusal purposes. Also, Item 11 has been postponed by the applicant and Item 12 has been withdrawn by the applicant therefore they will be considered.

### **Consent Items**

Larry Odis, Planner, presented items.

#### **Plat(s)**

1. **130671:** Request by Peter Leininger, PAL Acquisitions L.P., for approval to subdivide a tract of land to establish Lookout Road C Store Subdivision, generally located at the intersection of Loop 1604 and Lookout Road. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
2. **140196:** Request by Melissa Youngblood, One KR Venture, L.P., for approval to subdivide a tract of land to establish Kallison Ranch Phase 1, Unit 4A Subdivision, generally located north of the intersection of Rawhide Way and Wyatts Run. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
3. **140377:** Request by Charles Marsh, Pulte Group of Texas, L.P., for approval to subdivide a tract of land to establish Indian Springs Estates NW, Unit 3 P.U.D. Subdivision, generally located northeast of the intersection of Bulverde Road and Wilderness Oak. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
4. **140440:** Request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Redbird Ranch Amenity Center Subdivision, generally located southeast of the intersection of Hollimon Parkway and Reeves Loop. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-08050, richard.carrizales@sanantonio.gov, Development Services Department)
5. **140452:** Request by Norman T. Dugas Jr., Remuda 530, L.P., for approval to subdivide a tract of land to establish Remuda Ranch South Unit 3 Subdivision, generally located west of the intersection of Galm Road and Canyon Meadow. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
6. **140542:** Request by Mark S. Milakovich, 1604 Wiseman Partners LLC, for approval to subdivide a tract of land to establish Wiseman 22 Subdivision, generally located southeast of the intersection of Loop 1604 and Wiseman Boulevard. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)

7. **150012:** Request by Kim Woodbury, Southstar Mission Del Lago Developer, LLC, for approval to subdivide a tract of land to establish Mission Del Lago Unit 10B (T.I.F.) Subdivision, generally located southeast of the intersection of Joanna Cove and Del Lago Parkway. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
8. **150102:** Request by Jaime Arechiga, Dagon Investments, for approval to subdivide a tract of land to establish Eagles Rest FM 1560 Subdivision, generally located southwest of the intersection of FM 1560 North and Shaenfield Road. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-08050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department)

**Memorial Street Name Designation(s)**

9. **S15-004:** A resolution recommending approval of the Memorial Street Name Designation of "Bob Dickson Way" for N. New Braunfels Avenue between N.E. Loop 410 and Ceegee Lane. (Donna Camacho, Senior Planner, (210) 207-5016 [donna.camacho@sanantonio.gov](mailto:donna.camacho@sanantonio.gov))

**Comprehensive Master Plan Amendment(s)**

14. **PA 15041:** A request by KLove Engineering, LLC, for approval of a resolution to amend the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2.57 acres of land being Lot 4 and Lot 5 out of NCB 18859, located at the 9600 Block of Culebra Road, from "Medium Density Residential" and "Neighborhood Commercial" to "Community Commercial". Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, [oscar.aguilera@sanantonio.gov](mailto:oscar.aguilera@sanantonio.gov), Development Services Department)
16. **PA 15043:** A request by Brown and Ortiz, P.C., 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 approximately 8.289 acres of land being out P-5 NCB 34917 and P-1 NCB 34958, located at the 5600 Block of East Evans Road, from "Specialized Center" to "Suburban Tier". Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, [oscar.aguilera@sanantonio.gov](mailto:oscar.aguilera@sanantonio.gov), Development Services Department)
17. **PA 15044:** A request by Brown and Ortiz, P.C., 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 0.5579 acres of land being Lot 44, out of NCB 13847, located at 214 West Turbo, from "Business Park" to "Light Industrial". Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, [oscar.aguilera@sanantonio.gov](mailto:oscar.aguilera@sanantonio.gov), Development Services Department)

**Commissioner Rodriguez arrived at 2:05 pm**



**Municipal Boundary Adjustment(s)**

18. Public hearing and consideration of a resolution recommending a Municipal Boundary Adjustment (MBA) that releases approximately 0.86 of an acre of real property from the City of San Antonio to the City of Windcrest. The subject area is adjacent to the northbound Interstate Highway 35 access road beginning at Walzem Road and extending approximately 541.74 feet north of Crestwind Drive. Staff recommends approval. (Sidra Schimelpfening, Senior Planner, (210) 207-8187, [Sidra.Schimelpfening@sanantonio.gov](mailto:Sidra.Schimelpfening@sanantonio.gov), Department of Planning & Community Development)

Chairman Martinez asked for a motion to approve items on the combined minus Items 10, 13 and 15.

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

**Individual Consideration(s)**

Larry Odis, Planner presented items.

**Land Transaction(s)**

10. A Resolution on behalf of the City of San Antonio to approve the conveyance of real property located at 146 E. Houston St. San Antonio, TX 78205 associated with the Houston Street Tax Increment Reinvestment Zone (TIRZ). Staff recommends approval. (Nancy Sheppard, 210-207-7805, [nancy.sheppard@sanantonio.gov](mailto:nancy.sheppard@sanantonio.gov), TIF Economic Development Manager)

**Comprehensive Master Plan Amendment(s)**

15. **PA 15042:** A request by Kaufman and 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 1.826 acres of land being out Lot 1, Block 4, NCB 17653, located at 12600 Block of Jones Maltsberger Road, from "Neighborhood Commercial" to "Community Commercial". Staff recommends approval. (Oscar Aguilera, Planner (210) 207-2736, [oscar.aguilera@sanantonio.gov](mailto:oscar.aguilera@sanantonio.gov), Development Services Department)

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

Motion: Commissioner Rodriguez to approve items as presented  
Second: Commissioner Garcia  
In Favor: Unanimous  
Opposed: None  
Recused: Carson  
Motion Passes

**Comprehensive Master Plan Amendment(s)**

13. **PA 15040:** A request by Patrick W. Christensen, 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 approximately 7.069 acres of land being Lot 28 and Lot 29, Block 1, out of NCB 17600, located at 21026 Encino Commons Boulevard, from “Regional Commercial” to “Suburban Tier”. Staff recommends approval. (Logan Sparrow Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov, Development Services Department)

Logan Sparrow, Planner, presented item and recommended approval.

Patrick Christensen, representative, stated the purpose of this amendment is to allow residential development. He stated he received a letter of support from La Fontana Neighborhood Association.

David De La O, spoke in opposition.

Chairman Martinez asked for a motion to approve item as presented

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

**Minutes**

19. Consideration of April 22, 2015 Planning Commission Meeting Minutes.

Chairman Martinez asked for a motion to approve minutes as presented

Motion: Commissioner Peck to approve minutes 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 2:18 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'M. Martinez', with a long horizontal stroke extending to the right.

Marcello D. Martinez, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read 'J. Jacks', with a large loop and a long horizontal stroke extending to the right.

John Jacks, Executive Secretary