

# City of San Antonio



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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Wednesday, August 26, 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, 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, McNair, Carson  
**Absent:** Peck

**-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.*

Melissa Ramirez, Policy Administrator, stated Item 1, Plat 130647, staff has changed their recommendation from pending to approval.

**Combined Items**

Richard Carrizales, planner presented items.

**Plat(s)**

1. **130647:** A request by Rene Castillo, Maria Investments LTD., for approval to subdivide a tract of land to establish Escondido Estates Unit 1 Subdivision, generally located southwest of the intersection of Jett Road and Loop 1604. Staff recommendation is approval. (Juanita B. Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department).
2. **140136:** A request by Lloyd Verstuyft, Southwest I.S.D., for approval to subdivide a tract of land to establish SWISD Legacy Subdivision, generally located east of the intersection of Somerset Road and Fischer Road. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department)
3. **140407:** A request by Jeff Kauertz, AutoZone Parts, Inc., for approval to replat a tract of land to establish AutoZone – DeZavala Subdivision, generally located west of the intersection DeZavala Road and Silicon. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department)
4. **150007:** A request by Jim Rado, Weekley Homes, LLC., for approval to replat a tract of land to establish Weekley 281 at Bulverde Road U-1 Subdivision, generally located on the southwest of Bulverde road and US Highway 281. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, [Andrew.martinez2@sanantonio.gov](mailto:Andrew.martinez2@sanantonio.gov), Development Services Department)
5. **150072:** A request by Ian Cude, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Savannah Subdivision Unit 10, generally located west of the intersection of Galm Road and Culebra Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
6. **150137:** A request by Michael Devine, IBEW Local 60, for approval to subdivide a tract of land to establish I.B.E.W. O'Connor 1604 Subdivision, generally located west of the intersection of F.M. Loop 1604 and O'Connor Road. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
7. **150203:** A request by BBD 135, LLC., Robert Gajeske, for approval to replat and subdivide a tract of land to establish Gajeske Commercial Subdivision, generally located southwest of the intersection of Interstate Hwy 35 and Crosswinds Way Drive. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
8. **150250:** A request by Joe C. Hernandez, KB Home Lone Star, INC., for approval to subdivide a tract of land to establish Miller Ranch Unit 6C, generally located northwest of the intersection of Forster Road and IH-10. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)

9. **150304:** A request by Chesley I. Swann III, Milestone Potranco Development LTD., for approval to subdivide a tract of land to establish Seale Subdivision Unit 8, generally located north of the intersection of Garnet Sunset and Camp Light Way. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
10. **150333:** A request by Harry Ben Adams IV, McCombs Enterprises, for approval to subdivide a tract of land and establish Redwest Commercial Subdivision, generally located southwest of the intersection of SW Loop 410 Highway and Old Pearsall Road. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
11. **150362:** A request by Fred Gans, CRS Cotton Tail, LLC, for approval of a replat to subdivide a tract of land to establish Cotton Tail Lane Subdivision, generally located northwest of the intersection of Loop 1604 and Babcock Road. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendment(s)**

13. **PA #15072 (Council District 10):** A request by Kaufman & Killen, Inc., 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 156.138 acres of land out of NCB 17728 and NCB 34964 generally located at the 18400 Block of Judson Road from "Mixed Use Center" to "Specialized Center". Staff recommends approval. (Mary Morales-Gonzales, Planner (210) 207-5550, mary.morales-gonzales@sanantonio.gov, Development Services Department)
15. **PA #15074 (Council District 4):** A request by Green Property Developments LLC, (c/o Robert Green), for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.026 acres of land out of NCB 15910 generally located at 9823 Marbach Road from "Suburban Tier" to "Mixed Use Center" and to include "C-3" General Commercial District as a related zoning district for the "Mixed Use Center" land use classification. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department).
16. **PA #15075 (Council District 7):** A request by Brown & Ortiz, PC (c/o James McKnight), for approval of a resolution to amend the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of one (1) acre out of Lots P-26B, P-26, P-27, P-27A, NCB 17971 located at 7719 Eckherth Road from "Neighborhood Commercial" 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 to approve items as presented.

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

### **Individual Consideration**

12. **PA #15068 (Council District 10/ETJ):** A request by Brown & Ortiz, P.C. (c/o James McKnight), 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 35.739 acres out of Lot 2 Block 3, County Block 4864 generally located at 27161 North US Highway 281 from “Suburban Tier” to “General Urban Tier”. Staff recommendation is pending. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department).

Robert Acosta, Planner, stated applicant is present to request a two-week continuance.

James McKnight, applicant stated he would like to request a two-week continuance.

Motion: Commissioner Rodriguez to continue until September 9, 2015  
Second: Commissioner Garcia  
In Favor: Unanimous  
Opposed: None  
Motion Passes

14. **PA #15073 (Council District 2):** A request by Don Shin, for approval of a resolution to amend the future land use plan contained in the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.2032 acres of land out of NCB 1264 located at 630 East Carson Street from “Low Density Residential” to “High Density Residential”. Staff recommends denial. (Logan Sparrow, Senior Planner (210) 207-8691, logan.sparrow@sanantonio.gov, Development Services Department)

Logan Sparrow, Planner, presented item.

Catherine Hernandez, Planning Manager, stated staff is also recommending a alternate recommendation which would be a conditional use for four-dwelling units that would not require a plan amendment.

Don Shin, applicant, stated he accepts staff’s recommendation of a conditional use to allow for the four-dwelling units on the subject property.

Raymundo Rivera, spoke in opposition of the proposed plan amendment.

Don Shin, applicant, stated he is withdrawing his application.

Rose Hill, President Government Hill Alliance, stated the proposed plan amendment was present to the neighborhood association who voted in opposition of Mr. Shin's proposal.

Todd Mernin, spoke in opposition.

Trent Scharf, spoke in opposition.

No Action as applicant withdrew his application.

### **Other Item(s)**

17. Reconsideration of a portion of Item 29 from the August 12, 2015, Planning Commission Agenda related to proposed Unified Development Code (UDC) amendments submitted by an Individual or Public/Private Organization in accordance with Section 35-111 of the UDC for editing, clarification, or rule interpretation. (Melissa Ramirez, Policy Administrator, (210) 207-7038, melissa.ramirez@sanantonio.gov and Tony Felts, Senior Planner, (210) 207-8214, tony.felts@sanantonio.gov, Development Services Department)

Jaime Little, Project Manager, stated she would like the following item be sent back to TAC (Technical Advisory Committee) Item B2, Item B4 and Item B5.

David Bogle, stated at the August 12<sup>th</sup> Planning Commission Meeting certain items were not sent back to TAC and he would like clarification.

### **1<sup>st</sup> Motion – Items A1 & A2**

Motion: Commissioner Sherrill to not send Items A1 & A2 back to TAC.  
 Second: Commissioner Rodriguez  
 In Favor: Unanimous  
 Opposed: None  
 Motion Passes

### **2<sup>nd</sup> Motion – Items B1 thru 5**

Motion: Commissioner McNair to not send Items B1 thru 5 back to TAC.  
 Second: Commissioner Rinehart  
 In Favor: Unanimous  
 Opposed: None  
 Motion Passes

**Approval of Minutes**

18. Consideration and Action on Minutes from August 12, 2015.

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

**Director's Report.**

Melissa Ramirez, Policy Administrator, updated on TAC amendments.

**Adjournment**

There being no further business, the meeting was adjourned at 2:30 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

John Jacks, Executive Secretary