

# City of San Antonio



## Planning Commission Minutes

Development and Business Services Center  
1901 South Alamo

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**Wednesday, October 28, 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 H. Shaw, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment |  
Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

**1:30 - Work Session, Tobin Room**

**2:00 - Call to Order, Board Room**

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

**-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**

Jose Garcia, planner presented items.

**Plat(s)**

- 1. 140164:** A request by Raul Rodriguez for approval to replat a tract of land to establish Timber Ridge Unit 15 BSL, generally located north of the intersection of Day Creek Drive and Beauty Oaks. Staff recommends approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- 3. 140402:** A request by Daniel Coindreau for approval to replat a tract of land to establish Coindreau Subdivision, generally located west of the intersection of Babcock Road and Mondean. Staff recommends approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- 4. 140511:** A request by Wyatt Truscheit, Idea Public School, for approval to replat a tract of land to establish IDEA Eastside Subdivision, generally located southeast of the intersection of Rio Grande and Hedges. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
- 5. 140557:** A request by Spencer Wilson, Gehan Homes, LTD., for approval to subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 4A-1, generally located southwest of the intersection of Tripoli and Arcadia Path. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- 6. 140559:** A request by Natalie Griffith, Habitat for Humanity of San Antonio, Inc., for approval to subdivide a tract of land to establish Hope Village Subdivision, generally located southeast of the intersection of Joe Blanks Street and SW 41st Street. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- 7. 150240:** A request by Gordon Hartman, Neighborhood Revitalization Initiative, Ltd., for approval to subdivide a tract of land to establish Northeast Crossing 8C (TIF) Subdivision, generally located northwest of the intersection of Bridle Bend Road and Hibiscus Falls Road. Staff recommends approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- 8. 150255:** A request by Charles Marsh, Pulte Homes of Texas, LP, for approval to subdivide a tract of land to establish Alamo Ranch Unit 49C Ph1 PUD, generally located southwest of the intersection of Alamo Ranch Parkway and Del Webb Boulevard. Staff recommends approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendment(s)**

- 9. PLAN AMENDMENT # 15089 (Council District 9):** A request by Kaufmann & 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 7.465 acres out of NCB 15671 located in the 1900 Block of East Sonterra Boulevard from "Regional Center" to "Mixed Use Center." Staff recommends approval. (Mary Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)
- 10. PLAN AMENDMENT 15090 (Council District 6):** A request by Kaufman & Killen, Inc., 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 1.387 acres of land being out of NCB 17636 located in the 7400 Block of West Loop 1604 North from "High Density Residential" to "Regional Commercial." Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)
- 11. PLAN AMENDMENT # 15091 (Council District 6):** A request by Pulman, Cappuccio, Pullen, Benson & Jones, LLP (Buck Benson), for approval of a resolution to amend the future land use plan contained in the West/Souhwest Sector a component of the Comprehensive Master Plan of the City, by changing the future land use of 7.08 acres of land out of NCB 18050 and NCB18049 generally located at 7386 and 7416 Grissom Road from "Suburban Tier" to "Specialized Center." Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)
- 12. PLAN AMENDMENT # 15092 (Council District 7):** A request by Brown & Ortiz, P.C. (c/o James B. Griffin), 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 7.30 acres of land being out of NCB 15054 located at 5820 Northwest Loop 410 from "Civic Center" to "General Urban Tier." Staff recommends approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)
- 13. PLAN AMENDMENT # 16001 (Council District 4):** A request by Joseph Alex Salas, 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, with a text amendment to create a "Heavy Industrial" land use category with a corresponding amendment to include an "I-2" Heavy Industrial zoning district and by changing the future land use classification of approximately 89.816 acres of land out of NCB 18045 located at 8189 Nelson Road from "Agricultural" to "Heavy Industrial." Staff recommends approval. (Mary Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

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

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

**Motion Passes**

**Individual Consideration**

**Other Item(s)**

- 14.** A Resolution recommending approval of an Interlocal Agreement with the City of Windcrest [John M. Dugan, Director of the Department of Planning and Community Development].

Motion: Commissioner McNair to recommend approval.  
Second: Commissioner Rinehart  
In Favor: Unanimous  
Opposed: None

**Motion Passes**

**Plat(s)**

**Commissioner Carson left the boardroom for recusal purposes.**

- 2. 140287:** A request by Bruce C. Peterson, LCWW Partners, for approval of a replat and subdivide a tract of land to establish La Cantera Unit 3D (Enclave) Subdivision, generally located west of La Cantera Parkway, north of Vista Cantera. Staff recommends approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

Motion: Commissioner Peck to recommend approval.  
Second: Commissioner Garcia  
In Favor: Unanimous  
Recused: Carson  
Opposed: None

**Motion Passes**

**Commissioner Carson returned to the boardroom.**

15. Consideration and recommendation of amendments to the Chapter 35 of the Municipal Code, the Unified Development Code, affecting all Articles, Appendices, and adding a new Appendix. These amendments are part of the 2015 UDC 5-year update program. (Tony Felts, Senior Planner, (210) 207-8214, tony.felts@sanantonio.gov, Development Services Department)

Tony Felts, Senior Planner, presented amendments as Technical Advisory Committee (TAC) approved.

Motion: Commissioner McNair recommended to follow TAC's recommendation of approval to exclude items 9-1, 13-1/22-1.  
Second: Commissioner Garcia  
In Favor: Unanimous  
Opposed: None

### **Motion Passes**

#### **Item #9 – Sidewalk Improvements on building projects**

Tony Felts, Senior Planner, presented amendment that was submitted by HEB. This amendment puts a rough proportionality for sidewalk improvements on building projects. He further stated TAC recommended approval of the propose amendment.

Mark Johnson, Bury Partners, representing HEB, stated they are in support of the proposed amendment. He further stated he was unaware City Staff was not supporting their proposed amendment and is available to address their concerns.

Pablo Martinez, DSD Engineer, spoke in opposition of the proposed amendment. He stated they have made they made various modifications to the UDC to allow developments to proceed and not be burden with this type of requirement.

Margarita Hernandez, Transportation and Capital Improvement, stated they are in opposing to the proposed amendment. She stated they work closely with developers on projects to accommodate their development.

Motion: Commissioner Carson recommended to follow TAC's recommendation of approval.  
Second: Commissioner Rinehart  
In Favor: Peck, Rinehart, Garcia, McNair, Carson  
Opposed: Martinez, Rodriguez, Shaw

Susan Guinn, City Attorney Office, spoke regarding amendment 28-102 more specifically 35-421(d). She stated the proposed change does not comply with the state law. She stated state laws reads all zoning must be in accordance with the comprehensive plan.

Joseph DeCenizo, City Attorney Office, stated regarding amendment 22-5 more specifically 35-350 (c) 2. He stated quarry zone to permit an agreement on abutting residential property owners to permit quarry activity to take place up to the property line with an agreement for a non irrevocable buffer easement on the residential property. He stated his concerns are for the safety for the abutting residential properties.

Chairman Martinez asked for a motion to reopen amendment 28-102.

Motion: Commissioner Rinehart recommended to reopen amendment 28-102  
Second: Commissioner Carson  
In Favor: Unanimous  
Opposed: None

**Motion Passes**

Catherine Hernandez, Planning Manager, stated City staff worked closely and does not support the proposed amendment.

Motion: Commissioner Carson to recommend denial.  
Second: Commissioner Peck  
In Favor: Unanimous  
Opposed: None

**Motion Passes**

Chairman Martinez asked for a motion to reopen amendment 22-5.

Motion: Commissioner Rinehart to reopen amendment 22-5.  
Second: Commissioner Garcia  
In Favor: Unanimous  
Opposed: None

**Motion Passes**

James Griffin, Brown and Ortiz, stated the amendment is not taking away the buffer for a quarry district, it is allowing the buffer to be place on an adjacent property.

Motion: Commissioner Carson to recommend approval the amendment as written.  
Second: Commissioner McNair  
In Favor: Peck, Rodriguez, Rinehart, Garcia, McNair, Carson  
Opposed: Martinez, Shaw

**Motion Passes**

**Amendments 13-1 and 22-1**

Tony Felts, Senior Planner, presented amendments. He stated these amendments were submitted by external parties and were presented to Planning Commission. Planning Commission did not support the applicant's request however; they directed staff to define Ambulatory Surgical Center.

Mike Knffhe, spoke in opposition of the proposed amendment.

Patrick Von Dohlen, stated he would like to have the August 12, 2015 minutes reviewed as he feels he did not make that statement. He would like to express his opposition for the proposed amendment. He feels an Ambulatory Surgical Center should be very much a kin to a hospital in zoning not a regular physician's office.

**1<sup>st</sup> Motion**

Motion: Commissioner Carson to amend August 12, 2015 minutes as applicant's requested.  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None

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

Motion: Commissioner Carson to approve language as written.  
Second: Commissioner Peck  
In Favor: Unanimous  
Opposed: None

**Motion Passes****Approval of Minutes****16. Consideration and Action on Minutes from October 14, 2015.**

Motion: Commissioner Carson approved minutes as presented.  
Second: Commissioner Rinehart  
In Favor: Unanimous  
Opposed: None

**Motion Passes**

**Director's Report** – Catherine Hernandez, Planning Managers, reminded Commission due to Holidays November and December meeting have been rescheduled and will begin at 8:30 am.

Tony Felts, Senior Planner, presented amendment 19-5 and 29-13.

Motion: Commissioner Peck to recommend denial of both amendment.  
Second: Commissioner Rodriguez  
In Favor: Unanimous  
Opposed: None

**Motion Passes**

**Adjournment**

There being no further business, the meeting was adjourned at 3:28 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

Melissa Ramirez, Executive Secretary