

# City of San Antonio



## AGENDA Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, March 9, 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**

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

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

### - Citizens to be Heard

- Carlos Madero, item # 6 PA 16029
- Cheryl Jones, item # 6 PA 16029
- Frank Corte Jr., item # 6 PA 16029
- Thomas Moore, item # 6 PA 16029
- Eric Lamkin, item # 6 PA 16029
- James Griffin, item # 6 PA 16029
- Ken Brown, item # 6 PA 16029
- George Vann, item # 6 PA 16029

**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**

Chris McCollin, Planner, presented items.

**PLATS**

1. **140248**: Request by Harold and Othelda Gadsby for approval to replat a tract of land to establish Gadsby Family Partnership Subdivision, generally located southwest of the intersection of O'Connor Road and Rees Rise. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
2. **150507**: Request by Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3, Ltd. & Rogers Ranch, Ltd. for approval to subdivide a tract of land to establish Shavano Highlands, Unit 2 & 3 PUD Subdivision, generally located north of the intersection of FM 1604 and Shavano Ranch. Staff recommends Approval. (Richard Carrizales, Planner, (210)207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
3. **150522**: Request by Daniel Termure, for approval to replat a tract of land to establish Termure Subdivision, generally located at the intersection Rochelle Road and Oxford Trace. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
4. **160041**: Request by Todd E. Goodwin, for approval to replat a tract of land to establish Lincoln Park Unit-1 BSL, generally located northwest of the intersection of Manassas Drive and Proclamation Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Time Extension**

5. **110166**: Request by John W. Stryos, Alamo Community College District, for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the AC-North Central Campus, generally located at the intersection of Interstate Highway 10 West and Balcones Creek. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments**

7. **PLAN AMENDMENT # 16030** (Council District 5): A request by George Abraham, for approval of a resolution to amend the future land use plan contained in the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.4001 acres out of Lot 8, Block 38, NCB 3697 located at 802 Brady Boulevard from "Low Density Residential" to "Neighborhood Commercial." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)

Chairman Martinez asked for a motion for items as presented.

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

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

**Motion Passed**

Individual Items

6. **PLAN AMENDMENT # 16029** (Council District 8): A request by the City of San Antonio, 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 6.142 acres of land out of NCB 17204, 29.711 acres of land out of NCB 14862, and Lot 9, Block 2, NCB 14862, generally located in the 6400 Block of Babcock Road and 6300 Block of Melissa Ann Street from "Suburban Tier" and "Civic Center" to "Suburban Tier." Staff recommends Approval. (Logan Sparrow, Senior Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov Development Services Department)

Logan Sparrow, Senior Planner, presented item and recommended Approval.

Staff mailed 109 notices to the surrounding property owners, 1 returned in favor, and 2 returned in opposition. No response from the Tanglewood Neighborhood Association, and the Jade Oaks Neighborhood Association have not provided written comment on the request. Staff stated the Greater Builders Association and the Real Estate Council are in opposition.

The following citizens appeared to speak:

Carlos Madero, President of TRA, spoke in favor of the land use without the Civic Center.

Cheryl Jones, Tanglewood, spoke in favor of Low Density without the Civic Center and Commercial. She stated the area cannot handle the amount of people associated with apartments.

Frank Corte Jr., University Baptist Church, spoke in opposition for Suburban Tier and Commercial.

Thomas Moore, Jade Oaks Neighborhood Association, spoke in favor for Suburban Tier Land Use.

Eric Lampkin, President of the Jade Oaks Neighborhood Association, spoke in favor for Suburban Tier Land Use.

James Griffin, Brown & Ortiz, representing the property owner, stated the property was purchased for Multi-Family, and the property owners are in opposition of the action taken by the City of San Antonio. He presented background information of before and up to the purchase of the property to the Planning Commission.

Ken Brown, Brown & Ortiz, spoke in opposition of the plan amendment and the down zoning on the property. He stated the history of the property is consistent with the plan.

George Vann, spoke in opposition of the plan amendment change.

Catherine Hernandez, Planning Manager, explained to the Planning Commission the reason for the Plan Amendment. She explained the City of San Antonio believes the land use would be suitable for a change to Suburban Tier to allow options for rezoning in the future as Single-Family Residential to MF-18, and Light Commercial Zoning districts.

Commissioner Peck, stated he will not support the Plan Amendment.

Commissioner Carson, stated he will not support the Plan Amendment.

Commissioner Rodriguez, stated she will not support the Plan Amendment.

Chairman Martinez asked for a motion for item # 6, **PA 16029** as presented.

Motion: Commissioner Peck made a motion for Denial

Second: Commissioner Carson

In Favor: Martinez, Peck, Rodriguez, McNair, Carson, Koehne

Opposed: Garcia, Rogers

**Motion Passed for DENIAL**

### **Approval of Minutes**

Consideration and Action on Minutes from February 24, 2016.

Motion: Commissioner Rodriguez to approve minutes as presented

Second: Commissioner Koehne

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Director's Report**

**Adjournment**

There being no further business, the meeting was adjourned at 2: 26 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'M. Martinez', with a stylized flourish at the end.

Marcello D. Martinez, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read 'Melissa Ramirez', with a stylized flourish at the end.

Melissa Ramirez, Interim Assistant Director