

# City of San Antonio



**DRAFT**

## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, May 11, 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

- Briefing on the UDC Amendment to increase signs for Zoning Cases. Presented by Catherine Hernandez, Planning Manager, Development Services.

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

- **Roll Call-Present: Martinez, Peck, Rodriguez, Sherrill, Garcia, McNair, Carson, Shaw, Rogers**  
**Absent: Rinehart, Koehne**
- Javier Roman, World-Wide Languages, translator was present.
- **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**

Martha Bernal, Planner, presented items.

**Plats**

1. **150022**: Request by Robert W. Williamson, for approval to subdivide a tract of land to establish UTEX Business Park Subdivision, generally located northwest of UTEX Blvd and Interstate Highway 10. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
2. **150413**: Request by Jack Lipar, LGI Homes-Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 6A Subdivision, generally located northwest of the intersection of Culebra Road and FM 1560 North. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

**Land Transactions**

3. **S. P. 1777**: A resolution to declare as surplus and sell a 0.67 acre tract of improved land located at 1411 Guadalupe Street in Council District 5. Staff recommends Approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements).
4. **S. P. 1778**: A Resolution authorizing to declare as surplus and sell a City-owned property described as Lot 34, New City Block 6075, University Health Subdivision in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9532, Page 123, Deed and Plat Records of Bexar County, Texas known as 1033 Ada Street located in Council District 3. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

**Variances**

5. **FPV 16-002**: Request by Alamo Gardens, Inc., for approval of a variance request associated with a Conditional Letter of Map Revision (CLOMR) for a commercial tract generally located in the northeast corner of Wurzbach Parkway & Thousand Oaks. Staff recommends [Approval. (Sabrina Santiago, Senior Engineering Associate, (210) 207-0182, Sabrina.santiago@sanantonio.gov, TCI Department)]

**Comprehensive Master Plan Amendments**

8. **PLAN AMENDMENT # 16039** (Council District 3): A request by Michael Kent, for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 202.85 acres of land out of CB 4007, located at 11625 Old Corpus Christi Highway and South IH 37 from "Agribusiness/RIMSE Tier" to "Specialized Center." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)
9. **PLAN AMENDMENT # 16040** (Council District 5): A request by Patricia Flores, for approval of a resolution to amend the future land use plan contained in the Nogalitos / South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.989 acres of land out of NCB 3736 located at 4407 IH 35 South from "Mixed Use" to "Regional Commercial." Staff recommends Approval. (Oscar Aguilera, Planner, 210-207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)
10. **PLAN AMENDMENT # 16042** (Council District 1): A request by Donald Oroian c/o ADA Consulting Group, for approval of a resolution to amend the future land use plan contained in the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots, 11, 12, 13, Block 1, NCB 9505, located at 3113, 3119, 3123, and 3127 West Avenue from "Neighborhood Commercial" to "Community Commercial." Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

**Other Items**

11. Public Hearing and consideration of a voluntary annexation of approximately 202.79 acres consisting of 128.87 acres at 11625 Old Corpus Christi Highway, described as CB 4007 P-146 (128.376 Ac) & P-312 (0.497 Ac) ABS 11, and 73.92 acres, located at South IH 37, described as CB 40079-310 ABS 11, adjacent to the City limits of San Antonio, in southeast Bexar County. Staff recommends approval. (Priscilla Rosales-Piña, Planner, (210) 207-7839, Priscilla.Rosales-Pina@sanantonio.gov, Planning Coordinator, Department of Planning and Community Development)

Chairman Martinez asked for a motion for the items as presented.

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

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

6. **(Continued from 04/27/2016) PLAN AMENDMENT # 16035** (Council District 3): A request by Roger R. Jimenez, for approval of a resolution to amend the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use on Lot 8, NCB 12894 and Lot 35, NCB 12891 located at 4642 Rigsby Avenue and 2406 Tyne Drive from "Community Commercial" and "Low Density Residential" to "Community Commercial." Staff recommends Approval. (Mary Moralez-Gonzales, Planner, 210-207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

Mary Moralez-Gonzales, Planner, presented item and stated the applicant is requesting a 2 week continuance.

Representative not present.

**The following citizens appeared to speak:**

Larry Jackson, spoke in opposition.

Tara Jackson, yielded minutes to Larry Jackson.

Mary Jackson, yielded minutes to Larry Jackson.

Chairman Martinez asked for a motion for item # 6, **PA 16035** as presented.

Motion: Commissioner Peck made a motion for Denial

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Mr. McNair entered the Planning Commission at 2:18 p.m.**

7. **PLAN AMENDMENT # 16038** (Council District 2): A request by Rafael Diaz & Branden Lopez, 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 adding the "Heavy Industrial" future land use designation to the plan and changing the future land use of approximately 4.0148 acres out of NCB A-42, located at 300 & 326 Seguin Avenue from "Light Industrial" to "Heavy Industrial." Staff recommends Approval.(Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

Mary Moralez-Gonzales, Planner, presented item and recommended Approval.

Rafael Diaz, Representative, requested a 30 day continuance to continue to work with the surrounding community.

**The following citizens appeared to speak:**

Diana Ortega, spoke in opposition.

Isabel Garcia, spoke in opposition.

Gloria Salinas, spoke in opposition.

Antonia Aldaco, spoke in opposition.

Joe Sanchez, spoke in opposition.

David Hernandez, spoke in opposition.

Rose Hill, President of the Government Hill Neighborhood Association, spoke in opposition.

Stella Ashley, yielded minutes to Rose Hill

Marie Stout, left the meeting.

Chairman Martinez asked for a motion for item # 7, **PA 16038** as presented.

Motion: Commissioner Peck made a motion for a continuance to June 8, 2016

Second: Commissioner McNair

In Favor: Martinez, Peck, Sherrill, Garcia, McNair, Shaw, Rogers

Opposed: Rodriguez, Carson

**Motion Passed**

**Other Items**

12. A Briefing on the City of San Antonio's SA Tomorrow planning initiative, consisting of the following three plans:
- a) Comprehensive Plan
  - b) Multimodal Transportation Plan
  - c) Sustainability Plan

Presented by Bridgett White, AICP, Interim Director, Department of Planning & Community Development.

**Approval of Minutes**

13. **Consideration and Action on Minutes from April 27, 2016.**

Motion: Commissioner McNair to approve minutes as presented

Second: Commissioner Shaw

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Director's Report****Adjournment**

There being no further business, the meeting was adjourned at 4:00 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

Melissa Ramirez, Interim Assistant Director