

# City of San Antonio



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

---

Wednesday, July 13, 2016

2:00 PM

1901 S. Alamo

---

### 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, Garcia, McNair, Carson, Koehne
- **Absent:** Sherrill, Shaw
- Arianne Villanueva, World Wide Translators, was present

### - Citizens to be Heard

Angie Ruiz, Spoke in favor of item #24, PA-16054

### **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.

**Plats**

- Item # 1    **150185:** Request by Joe Hernandez, KB Home, for approval to replat and subdivide a tract of land to establish Mirabel, Unit-2 Subdivision, generally located northeast of the intersection of Lost Creek Way and San Mirienda Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 2    **150249:** Request by Victor Andonie, Sandalwood LLC., for approval to replat a tract of land to establish Sandalwood Subdivision Replat (P.U.D.), generally located northwest of the intersection of Everest Street and East Sandlewood Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 3    **150271:** Request by James Kyle, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Alamo Ranch Unit 15B Subdivision, generally located northwest of Calaveras Way and Panhandle Cove. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
- Item # 4    **150498:** Request by Paula Sewall, Luckey Ranch Partners, LLC, for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 26 & 27 Subdivision, generally located southeast of the intersection of Wt. Montgomery and Claiborne. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 5    **150572:** Request by Fred Ghavidel, New Leaf Homes, LLC, for approval to subdivide a tract of land to establish Horizon Pointe Subdivision, Unit 10B, generally located northeast of the intersection of Woodlake Parkway and Sierra Sunset. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item # 6    **150596:** Request by John Cork, TXBC Meadows, LP, for approval to replat and subdivide a tract of land to establish Champions Park Unit 9B Subdivision, generally located southwest of the intersection of Cagnon Road and Marbach Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

- Item # 7     **160003:** Request by Bradley J. Stein, Forestar (USA) Real Estate Group, Inc., for approval to replat a tract of land to establish Amarosa Phase 4B, Enclave, generally located northeast of the intersection of Amarosa Way and Resort Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 9     **160074:** Request by Michael Sivage, Sivage Investments, LTD and Sivage Community Development, Inc., for approval to subdivide a tract of land to establish Miller Ranch–Unit 5 Subdivision, generally located at the intersection of Lazo Valley and Indian Forest. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item #10    **160090:** Request by Ian Cude, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Alamo Ranch Unit 18A Subdivision, generally located northeast of the intersection of Red Maple Way and Sweetwater Way. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- Item # 11   **160152:** Request by Jack Walker, WE-Roosevelt, L.P, for approval to replat a tract of land to establish Loma Mesa, Unit-2 (T.I.F. Project) Subdivision, generally located west of the intersection Roosevelt Avenue and Rilling Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item #12    **160153:** Request by Jack Walker, WE-Roosevelt, L.P., for approval to replat and subdivide a tract of land to establish Loma Mesa Unit 1-T.I.F. Project Subdivision, generally located west of the intersection of Roosevelt Avenue and Rilling Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department) (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 13   **160155:** Request by Marcus Robbins, Englehart Partners, LLC, for approval to subdivide a tract of land to establish Englehart Estates Subdivision, generally located along the northeast corner of Englehart Road and Trumbo Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item #14    **160156:** Request by Marc Footlik, SRP Office Holdings I, LLC, for approval to replat and subdivide a tract of land to establish Ellison/Westover Link Subdivision, generally located northwest of the intersection of North Ellison Drive and Westover Link Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

- Item #16      **160244:** Request by Brian Otto, Meritage Homes of Texas, LLC., for approval to replat a tract of land to establish Castle Hills Unit 3 Subdivision, generally located northeast of the intersection of Libson Drive and Pinetum Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item #17      **TPV-16-005** Variance Request by Mr. Gustavo Gonzalez, GE Reaves Engineering, for approval of a tree preservation variance to mitigate for below 80% preservation of significant trees in the Floodplain Buffer/ESA. (Mark C Bird, (210) 207-0278, [mark.bird@sanantonio.gov](mailto:mark.bird@sanantonio.gov), Development Services Department)
- Item #18      **TPV 16-008** Tree Preservation Variance for a request by Mr. David Byer, Stantec, for approval of a tree preservation variance to mitigate for removal of significant trees in excess of 80% minimum preservation of protected trees in place under the 2015 Tree Preservation Ordinance for construction of a new parking lot for The Doseum. (Mark C Bird, (210) 207-0278, [mark.bird@sanantonio.gov](mailto:mark.bird@sanantonio.gov), Development Services Department)
- Item #22      **PLAN AMENDMENT # 16052** (Council District 7): A request by Brown & 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 4.15 acres of land out of NCB 13664, located at 7227 Lamb Road from "Mixed Use Center" to "Suburban Tier". Staff recommends Approval. (Associated Zoning Case Z2016184) (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov) Development Services Department)
- Item #25      **PLAN AMENDMENT # 16055** (Council District 7): A request by Land Use Solutions, 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 5.00 acres of land out of NCB 15663, located at 10663 West Loop 1604 North from "Suburban Tier" to "Regional Center". Staff recommends Approval. (Associated Zoning Case Z2016197) (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@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**

**Item # 15 - 160206 postponed to July 27, 2016 and Item # 20 PA – 16050 was withdrawn from consideration**

**Individual Items**

Item # 19      **PUD 16-00002:** Request by Jeff Baker, Alamo Garden INC., for approval of a Planned Unit Development to establish Lincoln Heights Townhomes, generally located southeast of the intersection of Forestshire and Basse Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item and recommended Approval.

**The following citizens appeared to speak:**

David Cruz, presented photos and history regarding Cementville. Mr. Cruz stated proper notification was not given and asked for any action to be delayed.

Rebecca V Cruz, yielding her time to Mr. David Cruz

Paul Pena, Spoke in opposition

Rolando Briseno, Spoke of the Art in the area and is in opposition

Angel Rodriguez, discussed his Art in the quarry and is in opposition

Graciela Sanchez, West Side Preservation Alliance, gave history on Cementville and requested a delay in today's action,

Fidel Rodriguez Jr., Spoke in opposition and expressed concern of the noise and pollution in the aquifer.

Mathew Olverson, Office of Historical Preservation, Assistant City Archeologist stated that item met all regulations.

Chairman Martinez asked for a motion for approval as presented.

Motion: Commissioner Carson made a motion made a motion for Approval.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed**

- Item # 21      **PLAN AMENDMENT # 16051** (Council District 7): A request by Maria Flores, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 2 and West 23 feet of Lot 3, Block 1, NCB 9201 located at 133 Westminister Avenue from "Neighborhood Commercial" to "Medium Density Residential". Staff recommends Approval. (Associated Zoning Case Z2016183) (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

Erica Greene, Planner, presented item and recommended Approval.

**The following citizens appeared to speak:**

Maria Alisa Flores, spoke in favor

Eugene Rodriguez, Spoke on behalf of Maria Alisa Flores and in favor

Alejandro Soto, President of the Woodlawn Lake Community Association spoke in opposition and was concerned for the neighborhood and about the trash not pictured in the photos and amount of vehicles parked at night.

Sylvia Adams, Spoke in favor

Chairman Martinez asked for a motion for approval as presented.

Motion: Commissioner Carson made a motion for Approval

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed**

- Item #23      **PLAN AMENDMENT # 16053** (Council District 3): A request by Jerry Arredondo, 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 of 1.89 acres of land out of NCB 10762, located at 4438 Wildt Road from "Low Density Residential" to "Community Commercial". Staff recommends Denial. (Associated Zoning Case Z2016189) (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

Erica Greene, Planner, presented item and recommended Denial.

Jerry Arredondo, applicant wished to amend his request from Commercial Zoning to NC-Commercial, and from C-2 to C1- CD.

Chairman Martinez asked for a motion for item as amended by Applicant.

Motion: Commissioner Carson made a motion for Approval.

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passed

**Commissioner Carson recused from voting on Item #26 PA-16056 and left the room at 3:00 p.m.**

Item #26

**PLAN AMENDMENT # 16056** (Council District 8): A request by UTSA BLVD IH10 LP 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 114.2 acres of land out of NCB 14890, located in the 5600 Block of UTSA Boulevard from "Suburban Tier" to "Urban Core Tier." Staff recommends Approval. (Associated Zoning Case Z2016196) (Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

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

Rob Killen, Representative gave a brief history of project and introduced Steve Sanders.

Steve Sanders, Developer gave more insight and plans for the project and was looking forward to working with the community.

Chairman Martinez asked for a motion.

Motion: Commissioner Peck made a motion for Approval.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

**Commissioner Carson rejoined the meeting at 3:14 p.m.**

**Approval of Minutes**

**Item # 27      Consideration and Action on Minutes from July 13, 2016**

**Motion**

Motion: Commissioner Rodriguez to approve minutes as presented

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Director's Report:**

None

**Adjournment**

There being no further business, the meeting was adjourned at 3:15 p.m.

APPROVED

A handwritten signature in black ink, appearing to read 'Marcello D. 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