

# City of San Antonio



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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Wednesday, Aug. 10, 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

Dr. Francine Romero, 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, Rodriguez, Peck, Sherrill, Garcia, Carson, Koehne**
- **Absent: McNair, Romero, Rogers**
- **Arianne Villanueva, World Wide Translators, was present**

- **Citizens to be Heard**  
None

### **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**

- Item # 2    160025: Request by Jay Patterson, Southerland Canyons, LLC, for approval to subdivide a tract of land to establish The Canyons at Scenic Loop Unit 6C PUD Subdivision, generally located southwest of the intersection of Edens Canyon and Ivory Canyon. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 3    160032: Request by Kevin Clark, Clark Realty & Associates, LLC, for approval to subdivide a tract of land to establish Woodlake Bluffs Enclave Subdivision, generally located southwest of the intersection of Woodlake Parkway and Woodlake Club Drive. Staff recommends Approval. Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department
- Item # 4    160108: Request by Robert Trautmann, Marbach Development, LLC., for approval to replat and subdivide a tract of land to establish Park Place II, Unit 1A Subdivision, generally located northeast of the intersection of River Crest Road and Marbach Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 5    160130: Request by Anthony Byron, Authorized agent of Oblate Title Holding Group, for approval to subdivide a tract of land to establish La Marquesa Estates (Enclave) Subdivision, generally located at the southwest corner of East Kings Highway and Shook Avenue. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
- Item # 6    160197: Request by Raul and Lorena Mendez, for approval to replat a tract of land to establish R and L Mendez Subdivision, generally located northwest of the intersection of West Mally Boulevard and George Patton Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 7    160271: Request by Elizondo Garcia, Edifika Investments LLC, for approval to subdivide a tract of land to establish West Military Commercial Subdivision, generally located northeast of the intersection of West Military Drive and Shady Grove Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 8    APP 16-00001: Request by Forestar (USA) Real Estate Group, for approval of an Alternate Pedestrian Plan for Campanas (Enclave) generally located northwest of the intersection of TPC Parkway and Evans Road. Staff recommends Approval. (Richard Carrizales, Sr. Planner, (210) 207-8050, Richard.carrizales@sanantonio.gov, Development Services Department)

- Item # 10 (Continued from 06/27/16) S.P. 1909: A resolution authorizing the conditional closure, vacation and abandonment of 0.929 acres of East Quincy and Schiller Streets Public Rights of Way located between East Elmira Street and Newell Avenue, in Council District 1, as requested by Broadway SA Investors GP, LLC. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 11 Sale and disposition of an OUR SA owned surplus property at 114 Henry, Staff Recommends approval. Scott Price Ph.D. Real Estate Manager OUR SA and SAAH (210) 207-6357 scott.price@sanantonio.gov
- Item #14 PLAN AMENDMENT # 16060 (Council District 7): A request by Pedro Rodriguez, 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 Lot 33, Block 2, NCB 8416, located at 150 Babcock Road from "Urban Low-Density Residential" to "Community Commercial". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016207)

Chairman Martinez asked for a motion

Motion: Commissioner Peck made a motion for approval as presented.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

**Commissioners Carson and Koehne left the boardroom and recused from voting on Item #1 at 2:03 p.m.**

### **Individual Items**

- Item #1 140497: Request by Bruce C. Peterson, La Cantera Community Organization and USAA Real Estate Company, for approval to replat and subdivide a tract of land to establish La Cantera Heights North (Enclave), generally located northwest of the intersection of La Cantera Parkway and Interstate Highway 10. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Martha Bernal: Planner, presented item.

Chairman Martinez asked for a motion.

Motion: Commissioner Rodriguez made a motion for Approval.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed

**Commissioner Carson and Koehne rejoined the meeting at 2:04 p.m.**

Item #9

Street Renaming Case S16-003 Request to change "Enrique M Barrera Pkwy/Historic Old Hwy 90 (Memorial Designation)" to "Old Hwy 90". (Donna Camacho, Sr. Planner (210) 207-5016 donna.camacho@sanantonio.gov

Donna Camacho: Senior Planner presented item.

**The following citizens appeared to speak:**

Art Martinez De Vara: Representative, requested a two week continuance to prepare for his presentation

Michael A. Coormans: waived his time to speak

Javier Gutierrez: waived his time to speak

Eiginio Rodriguez: waived his time to speak

Ray Rodriguez: waived his time to speak

Deepti Patel: waived his time to speak

Lauro De leon: waived his time to speak

Victor Aleman: waived his time to speak

Chairman Martinez asked for a motion.

Motion: Commissioner Sherrill made a motion for a two week continuance to August 24, 2016.

Second: Commissioner Koehne

In Favor: Unanimous

Opposed: None

Motion Passed

- Item #12      PLAN AMENDMENT # 16058 (Council District 2): A request by Patrick W. Christensen, for approval of a resolution to amend the future land use plan contained in the I 10 E Corridor Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 8.351 acres out of NCB 17322, located at 5834 IH 10 East from "Community Commercial" to "Industrial". Staff recommends Denial. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016205 S)

Erica Greene: Planner presented Item.

Patrick Christensen: Representative, requested an amendment from Community Commercial to Industrial so he can rezone neighboring empty land to I2-S.

Chairman Martinez asked for a motion.

Commissioner Peck made a motion to **approve as amended by applicant.**

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passed

- Item #13      PLAN AMENDMENT # 16059 (Council District 2): A request by Trey Jacobsen, 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 16.055 acres of land out of NCB 12886, located at 1054 SE Loop 410 from "Urban Living" to "Industrial." Staff recommends Approval.(Mary.Moralez-Gonzales, Planner (210) 207-5550, Mary.Moralez-Gonzales@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016206)

Mary Morales-Gonzales: Planner presented Item.

Trey Jacobsen: Representative, Requested a continuance to September 14, 2016.

Chairman Martinez asked for a motion.

Commissioner Rodriguez made a motion to continue to September 14, 2016.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

**Approval of Minutes**

**Item # 15      Consideration and Action on Minutes from July 27, 2016**

Chairman Martinez asked for a motion.

Motion: Commissioner Peck made a motion to approve minutes as presented

Second: Commissioner Koehne

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Director's Report:**

None

**Adjournment**

There being no further business, the meeting was adjourned at 2:25p.m.

APPROVED



Marcello D. Martinez, Chairman

ATTEST:



Melissa Ramirez, Interim Assistant Director