

**City of San Antonio**
**Planning Commission**  
**Minutes**

Development and Business  
 Services Center  
 1901 South Alamo

---

**Wednesday, Aug. 24, 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

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

**- Citizens to be Heard**

Mark Drogin, citizen, expressed his opposition in regards to the change of the plan amendment.

**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.*

**Items not heard**

- Item # 1      Public hearing, briefing and consideration of the City of San Antonio's FY 2017 Proposed Annual Operating and Capital Budget. (Presented by John Woodruff, Director, Office of Management & Budget and Mike Frisbie, Director, Transportation & Capital Improvements Department)

**Comprehensive Master Plan**

- Item #13      (Continued from 07/27/16) PLAN AMENDMENT # 16010 (Council District 9): A request by Kaufman & 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 10.673 acres of land out of NCB 18218, generally located in the 23000 Block of North U.S. Highway 281 from "Suburban Tier" to "General Urban Tier." Staff recommends Approval. (Associated Zoning Case Z2016040) (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)

**Combined Items**

Juanita Romero, Planner, presented items.

**Plats**

- Item # 2      140510: Request by Rafael R. Ramirez, for approval to replat and subdivide a tract of land to establish R.C. Bar 4M Subdivision, generally located northeast of the intersection of Valley Green Road and Huebner Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 3      140520: Request by Israel Fogiel, Tenotex Partners, Inc., for approval to replat and subdivide a tract of land to establish Inverness Unit 2 P.U.D. Subdivision, generally located northwest of the intersection of N.W. Military Hwy (F.M. 1535) and Wurzbach Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 4      140554: Request by Brian T. Woods, Northside Independent School District, for approval to replat and subdivide a tract of land to establish Elrod Elementary School, generally located northeast of the intersection of Silent Sunrise and Heath Circle. Staff recommends Approval. Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department
- Item # 5      150452: Request by R. Keith Suttle and Elizabeth Suttle, for approval to replat and subdivide a tract of land to establish Bridlewood II PUD, generally located southwest of the intersection of Bridle Path and Bridlewood Trail. Staff recommends Approval. Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department.

- Item # 6      150457: Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 3A Subdivision, generally located southeast of the intersection of Arcadia Path and Potranco Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item #7      160004: Request by Ty Thaggard, M2G Stone Oak, Ltd., for approval to replat a tract of land to establish M2G Canyon Springs Subdivision, generally located southeast of the intersection of Canyon Golf Road and Wilderness Oak. Staff recommends Approval. Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department
- Item #8      160333: Request by Brian Otto, Meritage Homes of Texas, LLC., for approval to replat a tract of land to establish Champions Park Unit 10 Subdivision, generally located at the intersection of Just Because and Jazzstar. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Land Transactions**

- Item #10      Sale and disposition of the San Antonio Affordable Housing, Inc properties located at 2900 block of Martin Luther King Drive. Staff Recommends approval. (Scott Price Ph.D. Real Estate Manager OUR SA and SAAH (210) 207-6357 scott.price@sanantonio.gov)
- Item #11      Sale and disposition of the San Antonio Affordable Housing, Inc properties located at 2800 block of Martin Luther King Drive. Staff Recommends approval. (Scott Price Ph.D. Real Estate Manager OUR SA and SAAH (210) 207-6357 scott.price@sanantonio.gov)

**Comprehensive Master Plan**

- Item #14      PLAN AMENDMENT # 16061 (Council District 2): A request by LGI Homes-Texas, LLC, 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 7.672 acres out of NCB 35132, located in the 3300 Block of Foster Road from "Agriculture" and "Parks/Open Space" to "Low Density Residential." Staff recommends Approval. (Associated Zoning Case Z2016214) (Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)
- Item #15      PLAN AMENDMENT # 16062 (Council District 2): A request by Childsafe, 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 7.595 acres of land out of NCB 10675, located at 3860 East IH-10 from "High Density Residential" and "Parks and Open Space" to "Regional Commercial". Staff recommends approval. (Associated Zoning Case Z2016219) (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

- Item #16      PLAN AMENDMENT # 16064 (Council District 6): A request by Kaufman and Killen, 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 3.094 acres out of NCB 17636, located at 7400 West Loop 1604 North from “High Density Residential” to “Regional Commercial”. Staff recommends approval. (Associated Zoning Case Z2016221) (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

Chairman Martinez asked for a motion to approve the items on the Consent Agenda as presented.

Motion: Commissioner Peck made a motion for approval of the Consent Agenda as presented.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

### **Individual Items**

#### **Street Renaming**

- Item #9      (Continued from August 10, 2016 meeting) Street name change case S16-003: A request to change the name of “Enrique M Barrera Pkwy/Historic Old Hwy 90 (Memorial Designation)” to “Old Hwy 90” between U.S. Hwy 90 and Commerce Street. (Donna Camacho (210) 207-5016 donna.camacho@sanantonio.gov)

Donna Camacho, Senior Planner, presented item.

Art Martinez de Vara, representative, stated the residents are requesting the name be changed back to the original name because of historic significance. He also stated

Michael Codementres, citizen, spoke in favor.

Javier Gutierrez, citizen, spoke in favor.

Velma Pena, citizen, spoke in favor.

Agapita Jaramillo, citizen, spoke in favor.

Eiginio Rodriguez, citizen, spoke in favor.

John Daily, citizen, waived his time.

Art Gonzales, citizen, waived his time.

Gary Patel, citizen, spoke in favor.

Ruben Orosco, citizen, spoke in favor.

Nick Keller, citizen, waived his time.

Ray Rodriguez, citizen, waived his time.

Betty Eckhert, citizen, spoke in favor.

Marian Stanko, citizen, spoke in favor.

Chairman Martinez asked for a motion.

Commissioner McNair made a motion to **approve the street name change**.

Second: Commissioner Sherrill.

In Favor: Unanimous

Opposed: None

Motion Passed

## **Annexation**

Item #12      Public hearing and consideration of a Resolution to recommend the Three-Year Municipal Annexation Plan for full purpose annexation that includes the IH-10 West area and the US 281 North area in accordance with Local Government Code, Subchapter C, "Annexation Procedures for Areas Annexed under Municipal Annexation Plan." (Bridgett White, AICP, Interim Director, Department of Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)

Bridgett White, Interim Director, presented Item.

Nancy Vandenberg, citizen, spoke in opposition.

Vickey Herron, citizen, spoke in opposition.

Glenda Haynes, citizen, spoke in opposition.

Genevieve Allison, citizen, spoke in opposition.

Frances Booker, citizen, spoke in opposition.

Gregory Drollinger, citizen, spoke in opposition.

Robin Perrin, citizen, spoke in opposition.

Jon Perrin, citizen, spoke in opposition.

Chairman Martinez asked for a motion.

Commissioner Garcia made a motion to **approve item as presented**.

Second: Commissioner Peck

In Favor: Martinez, Peck, Rodriguez, Sherrill, Garcia Jr., Koehne

Opposed: Rogers, McNair

Motion Passed

### **Approval of Minutes**

#### **Item # 17      Consideration and Action on Minutes from August 10, 2016**

Chairman Martinez asked for a motion.

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

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

### **Director's Report:**

None

**Adjournment**

There being no further business, the meeting was adjourned at 3:37 p.m.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

Melissa Ramirez, Interim Assistant Director