

# City of San Antonio



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

---

Wednesday, June 22, 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, Sherrill, Garcia, McNair, Carson, Koehne
- Absent: Rodriguez
- Arianne Villanueva, World Wide Translators, 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**

Juanita Romero, Planner, presented items.

**Plats**

- Item # 1    **150162:** Request by Vic Acharya, Rajsha Real Estate Group, Inc., for approval to subdivide a tract of land to establish Big Wolf Creek Corner Subdivision, generally located southwest of the intersection of Marbach Road and Big Wolf Creek Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- Item # 2    **150266:** Request by Peter Greenblum, 202 Keller, Inc., for approval to subdivide a tract of land to establish 202 Keller IDZ Subdivision, generally located southwest of the intersection of South Flores and Keller Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).
- Item # 3    **150479:** Request by Efraim Varga, Collaborative Homes, LLC., for approval to replat and subdivide a tract of land to establish Sunglo Urban Homes IDZ Subdivision, generally located northwest of the intersection of Lotus Avenue, and South Presa Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
- Item # 4    **150539:** Request by Roberto G. Sada of Renovatio, LLC., for approval to replat and subdivide a tract of land to establish The Cove Subdivision, generally located at the intersection of Benrus Drive and Bluff Street. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
- Item # 5    **150454:** Request by John C. White, Legacy Creekside, LTD., for approval to replat and subdivide a tract of land to establish Legacy Creekside Subdivision, generally located at the southwest corner of Potranco Road and Ingram Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- Item # 6    **160148:** Request by Estela Andonie, Mandan Developments, LLC, for approval to replat and subdivide a tract of land to establish 22 Central IDZ Subdivision, generally located north of the intersection of Rainbow and Clouthaven. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- Item # 7    **160242:** Request by Paul J. Hohman, Hohman Enterprises, Inc., for approval to replat a tract of land to establish Terrell Heights Subdivision, Unit I, generally located northwest of Bryn Mawr Drive and Mount Calvary Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

- Item # 8 **160259:** Request by Joseph Hernandez, KB Home, for approval to replat a tract of land to establish Falcon Landing, Unit 1 BSL, generally located southwest of the intersection of Culebra Road and Geronimo Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
- Item #12 **PLAN AMENDMENT # 16048** (Council District 9): A request by Patrick Christensen, 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 Lot 2, Block 13, NCB 17701, located at 4035 North Loop 1604 West from "Suburban Tier" to "General Urban Tier". Staff recommends Approval. (Associated Zoning Case Z2016174) (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)
- Item # 13 **PLAN AMENDMENT # 16049** (Council District 8): 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 0.704 acres of land out of NCB 18338, located at 23011 West Interstate Highway 10 from "Rural Estate Tier" to "Suburban Tier." Staff recommends Approval. (Associated Zoning Case Z2016178) (Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

Chairman Martinez asked for a motion for items as presented.

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

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed**

### **Individual Items**

**Commission Peck recused himself from Item #9 Plan Amendment #16045 @ 2:03pm.**

- Item #9 **(Continued from 06/08/16) PLAN AMENDMENT #16045** (Council District 9): A request by Mario Herrera, for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 8, 9, and 10, Block 2, NCB 17261, located at 849 West Rhapsody Drive from "Business Park" to "Light Industrial". Staff recommends Approval. (Associated Zoning Case Z2016163) (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)  
Erica Greene, Planner, presented item and recommended Approval.

**Motion**

Chairman Martinez asked for a motion for item # 19, Plan Amendment 16-045 as presented.

Motion: Commissioner Peck made a motion for approval.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Commissioner Carson re-entered the Planning Commission meeting at 2:04 p.m.**

Item # 10      **(Postponed from 01/13/16) 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)

Oscar Aguilar, Planner, presented item and stated the Applicant requested a 5 week continuance to July 27, 2016.

Ashley Farmin: Representative from the firm of Kaufman and Killen requested a 5 week continuance.

**The following citizens appeared to speak:**

Mark Drougin: spoke in opposition

**Motion**

Motion: Commissioner Peck made a motion for a 5 week continuance.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

- Item #11 **PLAN AMENDMENT # 16047** (Council District 1): A request by Ronald Bird, for approval of a resolution to amend the future land use plan contained in the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.386 acres of land out of NCB 3110, located at 1410-1416 Capitol, 1140-1142 West Lullwood and 1147 West Rosewood from "Low Density Residential" to "Medium Density Residential." Staff recommends Approval. (Associated Zoning Case Z2016172) (Mary Morales-Gonzales, Planner (210) 207-5550, mary.morales-gonzales@sanantonio.gov, Development Services Department)

Mary Morales-Gonzalez, Planner presented the item and introduced the applicant to make an amendment.

Ron Bird: Applicant amended his request to remove 1410 Capital and 1147 W Rosewood from the application.

**Motion**

Chairman Martinez asked for a motion for item # 11, Plan Amendment 16-047.

Motion: Commissioner Sherrill made a motion for approval as amended.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

- Item #14 **PLAN AMENDMENT # 16050** (Council District 1): A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 3.058 acres out of NCB 18918, located at 444 E. Basse Road from "Parks & Open Space" to "High Density Mixed Use". Staff recommends Approval. (Associated Zoning Case Z2016182) (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov Development Services Department)

Ernest Brown, Planner presented the item and recommended approval.

Ashley Farmin: Representative, requested a three week continuance to July 13, 2016

**Motion**

Chairman Martinez asked for a motion for item # 14, Plan Amendment 16-050.

Motion: Commissioner Peck made a motion for a three week continuance to July 13, 2016.

Second: Commissioner Carson

In Favor: Unanimous

Opposed: None

**Motion Passed**

- Item #15     **A Briefing and discussion** will be held at the Department of Planning and Community Development at 1400 S. Flores on Friday, June 24, 2016 at 11:00 a.m. in the Main Conference Room on the SA Tomorrow planning initiative, which consists of the following three plans: a) Comprehensive Plan b) Multimodal Transportation Plan c) Sustainability Plan (Bridgett White, AICP, Interim Director, (210) 207-5487, [bridgett.white@sanantonio.gov](mailto:bridgett.white@sanantonio.gov), Department of Planning & Community Development)

**Approval of Minutes**

- Item # 16     **Consideration and Action on Minutes from June 8, 2016**

**Motion**

Motion: Commissioner Sherrill to approve minutes as presented

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

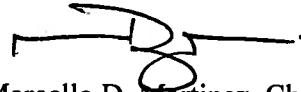
**Director's Report:**

None

**Adjournment**

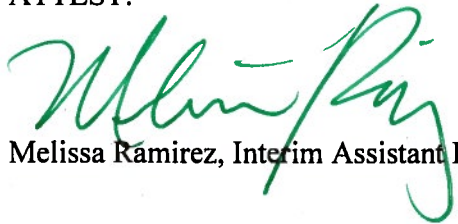
There being no further business, the meeting was adjourned at 2:14 p.m.

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