

# City of San Antonio



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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Wednesday, July 27, 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, Peck, Garcia, McNair, Carson, Koehne**
- **Absent: Sherrill, Shaw**
- **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.*



- Item # 11      A resolution in support of an Interlocal Agreement between the City of San Antonio "COSA" and the City of Olmos Park. Staff recommends Approval. (Michael Dice, Interim Policy Administrator, (210) 207-7877, michael.dice@sanantonio.gov)

Chairman Martinez asked for a motion.

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

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

- Item # 1      150077: Request by Sabrina Clark, Concept Therapy Institute, for approval to subdivide a tract of land to establish Concept Therapy Institute, PUD, generally located north of Boerne Stage Road and west of I.H. 10 West. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department) Jose Garcia, Planner, presented item and recommended Approval.

Andrew Martinez, Planner, presented item and recommended Approval.

Martha Bernal, Planner, stated the applicant was requesting relief from the PUD perimeter setback requirement from 20 feet to 10 feet.

**The following citizens appeared to speak:**

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 # 4      160176: Request by Marcus L. Spitzer, for approval to replat and subdivide a tract of land to establish Spitzer Subdivision, generally located northwest of the intersection of Bitters Road and Skyblue Lane. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Andrew Martinez, Planner, presented item and recommended Approval.

**The following citizens appeared to speak:**

Kathleen Stevens: representing newly formed neighborhood association. Stated the engineer did not notify the neighborhood association and was against subdividing the property.

Jocelyn Gossner: spoke in opposition.

Dawn Weiss: yielded time to Mr. Gates

Thomas Gates: Spoke in opposition and was concerned about future traffic problems.

Ann Buocnocore: spoke in opposition and was concerned about the dates she received the notices.

Chairman Martinez asked for a motion for approval as presented.

Motion: Commissioner Peck made a motion for Approval

Second: Commissioner Carson

In Favor: Unanimous

Opposed: None

**Motion Passed**

- Item #8      S.P. 1909: A resolution to close, vacate and abandon 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)

Martha Almeria, TCI, requested a continuance until August 10, 2016.

Chairman Martinez asked for a motion

Motion: Commissioner Carson made a motion for a continuance to August 10, 2016

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passed

**Commissioner Carson recused from voting on Item #10 and left the room at 2:30 p.m.**

**Item #10**

A request by the Parks and Recreation Department for approval of a resolution to accept the donation of property from Wal Mart Real Estate Business Trust. The property consists of 16.353 acres, located west of Blanco Road, situated north of Loop 410, south of Wurzbach Parkway. Staff recommends Approval. (Sandy Jenkins, Parks Project Manager, (210) 207-2721, sandy.jenkins@sanantonio.gov, Parks and Recreation Department)

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 2:31 p.m.**

**Item #12**

(Continued from 06/22/16) 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)

Erica Greene: Planner, stated the applicant requested a One month Continuance.

**The following citizens appeared to speak:**

Karen Pennington: spoke in opposition and was concerned about property values, crime and foreclosures.

Mark Drogin: spoke in opposition was concerned about traffic and safety.

Chairman Martinez asked for a motion.

Motion: Commissioner Peck made a motion for a one month continuance.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

**The Planning Commission recessed for 5 minutes to allow staff to prepare for the SA Tomorrow presentation.**

**The Planning Commission reconvened at 2:32 p.m.**

**Item #13**

A public hearing and consideration of a resolution adopting the SA Tomorrow Comprehensive Plan, Multimodal Transportation Plan, and Sustainability Plan as components of the City's Master Plan. (Bridgett White, AICP, Interim Director, (210) 207-5487, [bridgett.white@sanantonio.gov](mailto:bridgett.white@sanantonio.gov), Department of Planning & Community Development)

Bridgett White: Interim Director of Planning and Community Development gave an overview SA Tomorrow Comprehensive Plan.

**The following citizens appeared to speak:**

Paula Bondurant: Spoke in opposition and objected to Monte Vista being divided.

David Smith: yielded time to Frank Garcia

Frank Garcia: Monte Vista Historic Association spoke in opposition and requested removal of Woodlawn to Ashby and San Pedro to McCullough from the plan.

Brian Biggs: President of the Real Estate Council of San Antonio and supports the Amended Comprehensive plan, and had reservations on the Multimodal Plan and cannot support the Sustainability plan.

Martin Kushner, yielded time to Frederica Kushner.

Frederica Kushner: Tobin Hill Neighborhood Association spoke in opposition and requested the plan to be delayed.

Erin Zayko: spoke in favor and had some concern with the wording in document.

Natalie Griffith: President Habitat for Humanity spoke in favor.

Barbara Witte Howell: requested postponement on vote.

Betty Eckert: President of the Olmos Park Terrace Neighborhood Association requested a postponement.

Cosima Colvina: requested denial of plan.

Cherise Bell: King William Neighborhood Association, Spoke in opposition and read a letter from the president.

Bianca Maldonado: Spoke on the behalf of the Monticello Neighborhood Association, Spoke in opposition and requested a postponement.

Thomas Adkisson: Spoke in Opposition as ask the Board to postpone the vote.

Brian Dillard: Dignowity Hill Neighborhood Association spoke in opposition and requested a postponement.

Liz Franklin: Spoke in opposition and asked for more time and requested a postponement.

Jack M. Finger: Spoke in opposition and requested a postponement.

Eiginio Rodriguez: spoke in opposition and was concerned about the lack of emergency vehicle lanes in the Plan.

Bridgett White: Interim Director of Planning and Community Development gave more feedback regarding neighborhood involvement.

Erin Zayko: stated no neighborhood leaders were included in the plan and also stated they had time to give input into the plan but they did not have sufficient time to react to the final plan.

Commissioner Garcia made a motion for a 30 day continuance

Second: Commissioner Rogers

Chairman Martinez asked for a vote.

In Favor: 3

Opposed: 6

Motion Fails

Chairman Martinez asked for a motion.

Motion: Commissioner Peck made a motion for Approval.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

Motion Passed

Terry Bellamy: Assistant Director of TCI, gave an overview of the SA Tomorrow Multimodal Transportation Plan.

**The following citizens appeared to speak:**

Kristie Flores: spoke in opposition, City of Leon Valley, asked to Include Bandera Road as part of the plan.

Robert Handly: Spoke in Favor



Chairman Martinez asked for a motion.

Motion: Commissioner McNair made a motion for Approval with staff recommendations.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed

Staff gave an overview on the SA Tomorrow Sustainability Plan.

**The following citizens appeared to speak:**

Karen Bishop: San Antonio River Authority spoke in favor.

Commissioner Carson made a motion for approval of the SA Tomorrow Sustainability Plans with the following deletions GB10 and NR2 be deleted in their entirety, and with staff recommendations.

Chairman Martinez asked for a motion.

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

Second: Commissioner Koehne

In Favor: 5

Opposed: 4

Motion Passed

### **Approval of Minutes**

Item # 14      **Consideration and Action on Minutes from July 27, 2016**

**Motion**

Motion: Commissioner McNair to approve minutes as presented

Second: Commissioner Koehne

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Director's Report:**

None

**Adjournment**

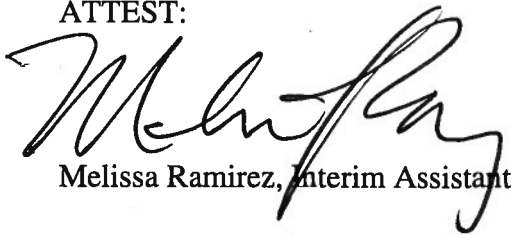
There being no further business, the meeting was adjourned at 4:20 p.m.

APPROVED



Marcello D. Martinez, Chairman

ATTEST:



Melissa Ramirez, Interim Assistant Director