

# City of San Antonio



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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**October 12, 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

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, McNair, Carson, Rogers
- Absent –Koehne, Garcia
- Arianne Villanueva, World Wide Translators, 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**

Jose Garcia, Planner, presented items.

**Plats**

- Item # 1    **150030:** Request by Beau Ryan, RCG&I NH, L.L.C., for approval to subdivide a tract of land to establish Notting Hill Subdivision Unit 1 Subdivision, generally located northeast of the intersection of Weichold Road and F.M. 1516. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 2    **150219:** Request by Lloyd A. Denton, Jr., SA Willis Ranch Unit 3, LTD, for approval to subdivide a tract of land to establish Willis Ranch, Unit-3B (Enclave) Subdivision, generally located south of the intersection of Willis Ranch and Bulverde Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
- Item # 3    **150384:** Request by Manuel Gonzales, for approval to replat a tract of land to establish Veronica Subdivision, generally located north of Copinsay Avenue and East of Dumbarton Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
- Item # 4    **150440:** Request by Jay Byler, RSI Communities, LLC, for approval to subdivide a tract of land to establish Stillwater Ranch Unit 22 Subdivision, generally located northeast of the intersection of Silver Spot and Pinto Canyon. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
- Item # 5    **160204:** Request by James M. Schneider, for approval to subdivide a tract of land to establish Freedom Hills Unit- 2B Subdivision, generally located northeast of the intersection of Freedom Ridge Road and Freedom Acres Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 6    **160601:** Request by Lloyd A. Denton, Jr., AGI Kinder Ranch Ltd. & AGI Kinder Ranch Unit1, Ltd., for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit-2 (Enclave) Subdivision, generally located southwest of the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Annexations**

- Item # 8    Public Hearing and Consideration of a resolution recommending approval of Development Agreements between the City of San Antonio and multiple owners of property within the proposed US 281 North Corridor Annexation boundaries to guarantee the continued extraterritorial status of properties which are appraised for ad valorem tax purposes as agricultural, wildlife management or timber use for a period of 10 years. (Bridgett White, Director, Planning and Community Development, 207-0147, [Bridgett.White@sanantonio.gov](mailto:Bridgett.White@sanantonio.gov))

- Item # 9 Public Hearing and Consideration of a resolution recommending the approval of the annexation of approximately 1,224 acres, the area being a variable width of up to 4,000 feet along US 281 North right-of-way, beginning approximately at the city limits of San Antonio south of Marshall Road and Northwind Boulevard in Bexar County and continuing north along US 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County, within the City of San Antonio's Extraterritorial Jurisdiction (ETJ), pursuant to the provisions of Chapter 43 of the Texas Local Government Code. (Bridgett White, Director, Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)

**Land Transaction**

- Item # 10 Resolutions recommending the authorization of agreements between the City of San Antonio and the San Antonio River Authority (SARA) for real property interests in order to complete the San Pedro Creek Improvements Project (a joint collaborative agreement between Bexar County and SARA), in Council District 1. Staff recommends approval. Pedro Alanis, 210-207-3908, pedro.alanis@sanantonio.gov, Center City Development and Operations)

**Comprehensive Master Plan Amendments**

- Item #15 PLAN AMENDMENT # 16078 (Council District 3): A request by Brown & Ortiz, for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 7.321 acres out of NCB 11156, located in the 5300 block of Roosevelt Road from "Mixed Use" to "Regional Commercial". Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016263)
- Item #16 PLAN AMENDMENT # 16080 (Council District 3): A request by Brown & Ortiz, for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 17.665 acres out of NCB 10879, located Northwest of Junkin Drive and Aeromedical Road from "Regional Commercial" to "Mixed Use". Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016266)
- Item #17 PLAN AMENDMENT # 16082 (Council District 9): A request by the City of San Antonio, 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 1224 acres in Bexar County and Comal County, Texas, from Agribusiness Tier, Civic Center, Country Tier, General Urban Tier, Natural Tier, Regional Center, Rural Estate Tier, and Suburban Tier to Agribusiness Tier, Civic Center, Country Tier, General Urban Tier, Natural Tier, Regional Center, Rural Estate Tier, and Suburban Tier, generally located approximately 1,000 feet along US 281 North rights-of-way, beginning approximately at the City limits of San Antonio south of Marshall Road and Northwind Blvd in Bexar County and continuing north along US 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County. Staff recommends Approval. (Logan Sparrow, Principal Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016270 CD S ERZD)

**Motion**

Chairman Martinez asked for a motion for the items as presented.

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

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Individual Items**

Item # 7    **15-00008:** Request by Lloyd A. Denton Jr., SA Highland Estates, Inc., for approval of a Planned Unit Development to establish Highland Estates P.U.D., generally located southwest of the intersection of Bulverde Road and Borgfeld Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Jose Garcia, Planner, presented item #7 to the Planning Commission with staff's recommendation of Approval.

Daniel Ortiz, representative, presented the PUD plan, and explained the need for the new road. He stated the surrounding neighbors are upset due to the need of a new road, and if the proposed PUD is approved, he would continue to work with the community.

**The following citizens appeared to speak:**

Barron Dowly, spoke in opposition

Cyrus Rea, spoke in opposition

Ryan Sweeney, spoke in opposition

Jesse Flores, spoke in opposition

Neil Berry, spoke in opposition

Brenda Rea, spoke in opposition

Michael Irwin, spoke in opposition

Ron Janak, spoke in opposition.

**Motion**

Chairman Martinez asked for a motion for item # 7, **PUD 15-00008** as presented.

Motion: Commissioner Peck made a motion for Approval.

Second: Commissioner Carson

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 11 **(Continued from 09/14/16) PLAN AMENDMENT # 16070 (Council District 1):** A request by John Cooley, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 14, NCB 863, located at 425 E. Mistletoe Avenue from "Low Density Residential" to "Low Density Mixed Use". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov) Development Services Department) (Associated Zoning Case Z2016239)

Erica Greene, Planner, presented item #11 PA 16070 to the Planning Commission, and stated the applicant requested a continuance to November 18, 2016.

**No citizens appeared to speak.**

**Motion**

Chairman Martinez asked for a motion for item # 15, Plan Amendment 16070 as presented.

Motion: Commissioner McNair made a motion for a continuance to November 18, 2016.

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item # 12 **(Continued from 09/28/16) PLAN AMENDMENT # 16073 (Council District 10):** 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 18.907 acres out of NCB 16587, located in the 7000 Block of East Loop 1604 from "Suburban Tier" to "Specialized Center". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, [Erica.Greene@sanantonio.gov](mailto:Erica.Greene@sanantonio.gov) Development Services) (Associated Zoning Case Z2016253)

Erica Greene, Planner, presented item #12 PA 16073 to the Planning Commission with staff's recommendation of Approval.

Ashley Farrimond, representative, presented an update on the plan amendment case to the Planning Commission, and stated she has worked with the community to draft a Declaration of Easements, Covenants, and Restrictions Agreement.

**No citizens appeared to speak.**

**Motion**

Chairman Martinez asked for a motion for item # 12, Plan Amendment 16073 as presented.

Motion: Commissioner Rodriguez made a motion for Approval.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed**

Item #13 **PLAN AMENDMENT # 16075 (Council District 2):** A request by Brown & Ortiz, 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 15.83 acres out of NCB 10615, located at 4843 Lord Road from "Low Density Residential" to "High Density Residential". Staff recommends Denial. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016257)

Erica Greene, Planner, presented item #13 PA 16075 to the Planning Commission, and stated the applicant requested a continuance to October 26, 2016.

**No citizens appeared to speak.**

**Motion**

Chairman Martinez asked for a motion for item # 13, Plan Amendment 16075 as presented.

Motion: Commissioner Sherrill made a motion for a continuance to October 26, 2016.

Second: Commissioner Carson

In Favor: Unanimous

Opposed: None

**Motion Passed**



**Commissioner Carson recused himself from Item # 14 at 2:38 p.m.**

Item #14 **PLAN AMENDMENT # 16077 (Council District 8):** A request by Bruce Petersen, for approval of a resolution to amend the future plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 11.242 acres out of NCB 34721, located at 6770 Camp Bullis Road from "Mixed Use Center" to "Suburban Tier". Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016261)

Oscar Aguilera, Planner, presented item #14 PA 16077 to the Planning Commission with staff's recommendation of approval.

**No Citizens appeared to speak.**

**Motion**

Chairman Martinez asked for a motion for item # 14, Plan Amendment 16077 as presented.

Motion: Commissioner Rodriguez made a motion for Approval.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Commissioner Carson re-entered the Planning Commission meeting at 2:39 pm.**

**Approval of Minutes**

Item # 20 Consideration and Action on Minutes from September 28, 2016.

**Motion**

Motion: Commissioner Sherrill to approve minutes as presented

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Director's Report:**

**Adjournment**

There being no further business, the meeting was adjourned at 2:41 p.m.



APPROVED

A handwritten signature in black ink, appearing to read 'M. Martinez', with a horizontal line extending to the right.

Marcello D. Martinez, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read 'Melissa Ramirez', with a long, sweeping underline.

Melissa Ramirez, Interim Assistant Director