

# City of San Antonio



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

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November 18, 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, Garcia, Sherrill, McNair, Carson**
- **Absent –Koehne**
- 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**

Martha Bernal, Planner, stated Items 5 and 10 have been revised, and presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **150098:** Request by Jose Ramirez, for approval to replat and subdivide a tract of land to establish Jose Ramirez Subdivision, generally located northwest of the intersection of Earlyway Drive and Sherri Ann Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 2    **150099:** Request by Frank L. Massey, S.C.A.R., Inc., for approval to vacate and resubdivide a tract of land to establish Scar Subdivision, generally located east of the intersection of Northeast Loop 410 and Perrin-Beitel Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)(Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 3    **150428:** Request by Emiliano Guerrero, Pulte Group of Texas, L.P., for approval to subdivide a tract of land to Indian Springs Estates NW, U-4, P.U.D. Subdivision, generally located northeast of the intersection of Bulverde Road and Wilderness Oak. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)
- Item # 4    **150557:** Request by Emiliano Z. Guerrero, Centex Real Estate Corporation, for approval to replat and subdivide a tract of land to establish Reserve of Lost Creek, Unit 3B, Phase II Subdivision, generally located north of El Paseo Drive and west of Ralph Fair Road. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-8264 [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
- Item # 5    **160061:** Request by Dana Green, Green Land Ventures, LTD., for approval to replat and subdivide a tract of land to establish River Rock Ranch Unit 3B, PUD Subdivision, generally located northwest of the intersection of River Ranch Road and Boerne Stage Road. Staff recommends Denial. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
- Item # 7    **160147:** Request by Yolanda Colebank, Colebank Investments, Inc., for approval to replat a tract of land to establish Shetland Drive Subdivision, generally located on the southeast of Orkney Avenue and Shetland Drive. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, [andrew.martinez2@sanantonio.gov](mailto:andrew.martinez2@sanantonio.gov), Development Services Department)

- Item # 8 **160243:** Request by Lloyd A. Denton Jr, S.A. Highland Estates INC., for approval to subdivide a tract of land to establish Highland Estates Unit 1B, P.U.D. Subdivision, generally located southeast of the intersection of Borgfeld Drive and Shawnee Pass Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 9 **160414:** Request by Jay Patterson, Southerland Canyons II, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 1 Unit 2 PUD Subdivision, generally located southwest of the intersection of Hunters Lane and Boerne Stage Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 10 **160511:** Request by Robert L. Widule, Proximity by Couture LP., for approval to subdivide a tract of land to establish Proximity by Couture IDZ Subdivision, generally located northeast of the intersection of Wilmington Avenue and East Elmira Street. Staff recommends Denial. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
- Item # 11 **160562:** Request by Lloyd A. Denton, Jr., Rogers Shavano Ranch Ltd., for approval to subdivide a tract of land to establish Ridge Chase at De Zavala Subdivision, generally located along the southeast intersection of Ridge Chase and De Zavala Road. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-8264, Martha.Bernal@sanantonio.gov, Development Services Department)

### Land Transactions

- Item # 12 **S.P. 1911:** A resolution to close, vacate and abandon Snell Drive Public Right of Way located at Ackerman Road, in Council District 1, as requested by Manheim Remarketing, Inc. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)
- Item # 13 **S.P. 1966:** A resolution to close, vacate and abandon a sliver portion of Newell Avenue Public Right of Way abutting 226 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 # 14 **S.P. 1932:** A Resolution supporting the closure, vacation and abandonment of a 0.038 acre of an unimproved remainder of a 16' alley at Kalteyer Street between Mitchell Street and Felisa Street in NCB 3975 for a fee of \$3,029.00, in Council District 3 as requested by 210 Development Group, LLC. Staff recommends approval. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Transportation & Capital Improvements)

**Variance**

- Item # 16 **FPV #17-001:** Request by KFW, for approval of a variance request associated with proposed excavation and fill in the 1% Annual Chance Flood Hazard Area for a commercial tract at 9616 Prue Rd, San Antonio, Texas, 78252. Staff recommends Approval. (Sitework Permit AP#2204141) [Noah Parsons, Engineer, (210) 207-8058, noah.parsons@sanantonio.gov, TCI Department]

**Comprehensive Master Plan Amendments**

- Item #19 **PLAN AMENDMENT # 16088 (Council District 2):** A request by Jose De La Rosa Ramos, for approval of a resolution to amend the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of the East 172 Feet of Lot 12, Block 9, NCB 12865, located at 1231 Eddie Road from "Medium Density Residential" to "Light Industrial". Staff Recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016285 S)
- Item #10 **PLAN AMENDMENT # 16076 (Council Districts 3 and 4):** A request by the City of San Antonio for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 257.94 acres of land, located at multiple addresses, from "Suburban Tier" and "Agribusiness/RIMSE Tier" to "Civic Center", "Country Tier", and "Rural Estate Tier". Staff recommends Approval. (Logan Sparrow, Principal Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2016259)

**Other Items**

- Item #21 A Resolution granting a Water Line Easement Agreement to the Central Texas Regional Water Supply Corporation (CTRWSC) for the Vista Ridge Project consisting of the following two (2) parcels: Parcel A: consisting of two variable width permanent water easements containing a total of 0.760 acre located in NCB 3920 and NCB 11728; and, Parcel B: of 1.509 acre, 85-foot wide permanent waterline easement located in NCB 34919 and NCB 34920. Both parcels are located in Council District 10, as requested by CTRWSC. Staff recommends approval. (Adrian Ramirez, Real Estate Specialist, (210)207-2099, Adrian.Ramirez@sanantonio.gov, Transportation & Capital Improvements)
- Item #22 A resolution supporting the dedication by the City of San Antonio of real property consisting of a total of .107 acres of property to parkland; a resolution supporting the acceptance of real property by the City of San Antonio consisting of a total of .396 acres of property; a resolution closing, vacating, and abandoning .0875 acres of public right of way along south Alamo street; and a resolution conveying the .0875 acres to Hemisfair PFC Tract 2, located adjacent to Hemisfair Park and Hemisfair Parkland in Council District 1. (John Jacks, (210) 207-3909, John.Jacks@sanantonio.gov, Center City Development & Operations Department)

**Motion**

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

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

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Postponements/Withdrawn Items:**

Item # 17      PA 16070 – Withdrawn

Item # 18      PA 16084 - Postponed

**Individual Items**

**Commissioner Peck recused himself from Item # 6 at 2:02 p.m.**

Item # 6    **160070:** Request by Jeffrey Czar, Jr., Armadillo Construction Company, Ltd., for approval to subdivide a tract of land to establish Mi Sueno at Monte Viejo Unit 2 Subdivision, generally located southwest of the intersection of Secco Tierra and Prickly Oak. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Martha Bernal, Planner, presented Item 6 to the Planning Commission.

**No citizens appeared to speak.**

**Motion**

Chairman Martinez asked for a motion for item # 6, **160070** as presented.

Motion: Commissioner Sherrill made a motion for Approval.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Commissioner Peck re-entered the Planning Commission meeting at 2:03 pm.**

- Item # 15 FPV #16-009:** Request by Frank Massey for approval of a variance request associated with a Conditional Letter of Map Revision (CLOMR) for a commercial tract (Zoned I-2 and R-5/R-6) located west of intersection of Loop 410 and IH-35, along Loop 410 frontage rd. Staff recommends [Approval. (Richard Casiano Jr., Engineering Associate, (210) 207-1460, Richard.casianojr@sanantonio.gov, TCI Department)]

Martha Bernal, Planner, presented Item 15 to the Planning Commission.

Jeff Townery, Representative, flood plain issue is related to a velocity issue.

**No citizens appeared to speak.**

**Motion**

Chairman Martinez asked for a motion for item # 15, FPV #16-009 as presented.

Motion: Commissioner Carson made a motion for Approval.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed**

- Item # 16 FPV #17-001**

**Motion**

Chairman Martinez asked for a motion to reconsider the consent agenda.

Motion: Commissioner Peck made a motion to re-open the consent agenda.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Motion**

Chairman Martinez asked for a motion to pull down Item 16 FPV # 17-001 off the Combined Hearing and approve the balance of the Consent Items.

Motion: Commissioner McNair made a motion for Approval of the balance of the consent agenda without Item 16 FPV # 17-001

Second: Commissioner Rodriguez

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Item # 16 FPV #17-001:** Request by KFW, for approval of a variance request associated with proposed excavation and fill in the 1% Annual Chance Flood Hazard Area for a commercial tract at 9616 Prue Rd, San Antonio, Texas, 78252. Staff recommends Approval. (Sitework Permit AP#2204141) [Noah Parsons, Engineer, (210) 207-8058, noah.parsons@sanantonio.gov, TCI Department]

Martha Bernal, Planner, presented Item 16 to the Planning Commission.

Chris Otto, KFW Representative and Director of Hydrology, stated the request is to stay on task with the Bexar county schedule to have one submittal of LOMRs for the subject property and the surrounding areas to FEMA. The representative presented maps and documents to the Planning Commission.

Burt Wellmann, KFW Engineers, contacted SWCA and received an email regarding the endangered species.

**No citizens appeared to speak.**

**Motion**

Chairman Martinez asked for a motion for item # 16, **FPV #17-001** as presented.

Motion: Commissioner Peck made a motion for Approval.

Second: Commissioner Carson

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Chairman Martinez called to the audience for citizens to speak on Withdrawn Item # 17 PA 16070. All citizens signed to speak had left the Planning Commission Meeting.**

**Item # 20 PLAN AMENDMENT # 17002 (Council District 3 & 5):** A request by the City of San Antonio, for approval of a resolution to amend the future land use plans contained in the Lone Star Community Plan, South Central San Antonio Community Plan, Stinson Airport Vicinity Land Use Plan, and Heritage South Sector Plan, components of the Comprehensive Master Plan of the City, by changing the land use classification of Certain Properties within the World Heritage Buffer Zone, generally located in the 100-3300 Block of Mission Rd., 9000-11000 Block of Espada Rd., 1000-7900 Block of South Presa St., 9000-10000 Block of Villamain, 10000-11000 Block of N. Center Rd., 100-300 Block of Yellowstone, 100-5900 Block of Roosevelt Ave., 9000-11000 Block of Southton Rd., 2000-3000 Block of Shane Rd., 1000-2000 Block of Braubach Rd., 100 Block of Woodhull, 100 Block of Huizar, 400-800 Block of Steves Ave., 100-200 Block of W. Mitchell St., 400-600 Block of Riverside Dr., 1800-1900 Block of E. Pyron Ave., 500 Block of Grove Ave., 700-1000 Block of Probandt St., 10000-11000 Block of Buescher Ln., 500-600 W. Highland Blvd., FM 1937, River Rd., River Way, San Juan, San Jose Dr., and Camino Coahuilteca, from Regional Commercial, High Density Mixed Use, Low Density Residential, Business Park, Mixed Use and Suburban Tier to Community Commercial, Low Density Mixed Use, High Density Mixed Use, Parks/Open Space, Mixed Use, Public Institutional, Country Tier and Natural Tier. Staff recommends Approval. (Mary Moralez-Gonzales, Senior Planner (210) 207-5550, Mary.Moralez-Gonzales@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2017005)

Mary Moralez-Gonzales, Senior Planner, presented item #20 PA 17002 to the Planning Commission with staff's recommendation of Approval.

Colleen Swain, World Heritage Office, presented power-point presentation to the Planning Commission. The presentation included the process of the proposed Land Use amendments, the meetings with the public, and the future plans. Ms. Swain stated the WHO is seeking approval for the presented Land Use Amendments that have been updated.

**The following citizens appeared to speak:**

Brady Alexander, President of East Pyron/Symphony Lane Neighborhood Association, spoke in opposition, stated the maps show inconsistency.

Teresa Ybanz, President of the Mission San Jose Neighborhood Association, spoke in favor, only concerned with the description of properties zoned "Mixed Use".



**Motion**

Chairman Martinez asked for a motion for item # 20, 17002 as presented.

Motion: Commissioner Rodriguez made a motion for Approval.

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Executive Session**

The Planning Commissioners recessed into Executive Session from the Board Room into the Tobin Room at 2:43 p.m.

No action being taken in the Executive Session, the Zoning Commissioners reconvened back into the Zoning Commission meeting at 2:51 p.m.

**Approval of Minutes**

Item # 23 Consideration and Action on Minutes from October 26, 2016.

**Motion**

Motion: Commissioner Carson to approve minutes as presented

Second: Commissioner McNair

In Favor: Unanimous

Opposed: None

**Motion Passed**

**Director's Report:**

- December 14, 2016 meeting reminder.
- Explained hold over status remains until further notice.

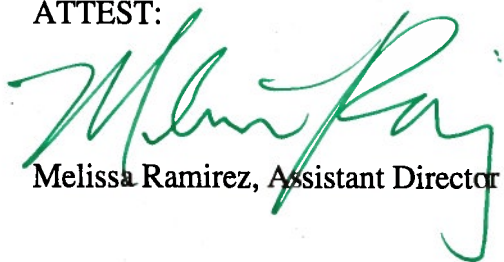
**Adjournment**

There being no further business, the meeting was adjourned at 2:54 p.m.

APPROVED

  
~~Marcello D. Martinez, Chairman~~  
GEOFFENPECK

ATTEST:

  
Melissa Ramirez, Assistant Director