

City of San Antonio



**Planning Commission Minutes**

Development and Business Services Center  
1901 South Alamo

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**Wednesday, January 14, 2015**

**2:00 PM**

**1901 S. Alamo**

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Marcello Diego Martinez, *Chair*

George Peck, *Vice Chair*| Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill| Michael Garcia Jr.| Angela Rinehart

Aaron Seaman| George McNair| Bradley Carson

**Ex-Officio Members**

Orlando Salazar, *Chair Zoning Commission*  
Rey Saldana, *Councilmember*

Andrew Ozuna, *Chair Board of Adjustment*  
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, Seaman, Carson, Rinehart, McNair  
Absent: Sherrill

**Citizens to be Heard**-Guy Floyd, Nick Barron, Beverly Barkhurst, Paul Barkhurst, Girish Patel, Ray Rodriguez, Javier Guitierrez, Gerald Lopez, Cynthia de la Garza, Ken Brown, Lauro De Leon, Manuel Garza, Joseph Guerra, Daniel Ortiz, Patrick R. Garcia, Gabriel Farias, Phillip M. Salesky,

*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**

Larry Odis, Planner, presented items and recommended approval.

**Plats**

- 1. 14-3518** 130150: Request by Fred Ghavidel, for approval to replat and subdivide a tract of land to establish Kallison Ranch Unit 7 Subdivision, generally located northeast of the intersection of Kallison Bend and Kallison Pass. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

2.       **14-3519**       130371: Request by Jeremy Flach, for approval to subdivide a tract of land to establish Talise de Culebra Units 3B & 3C Subdivision, generally located east of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
3.       **14-3520**       130509: Request by Arnoldo Salinas, for approval to subdivide a tract of land to establish Evans Road High School Subdivision, generally located north of Nacogdoches Road west of Evans Road. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
  
4.       **14-3521**       140235: Request by Mehrdad Moayedi, for approval to subdivide a tract of land to establish Arcadia Ridge Offsite Sanitary Sewer Subdivision, generally located southeast of the intersection of Potranco Road and Texas Research Parkway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
5.       **15-1014**       140236: Request by Mehrdad Moayedi, for approval to subdivide and establish Arcadia Ridge Collector Ph II Subdivision, generally located south of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Luz Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
  
6.       **14-3522**       140328: Request by Charles Marsh, for approval to subdivide a tract of land to establish Arcadia Ridge Phase I, Unit 5B-1 Subdivision, generally located west of the extension of Tripoli and Arcadia Path. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
  
7.       **14-3523**       140386: Request by Herbert J. III and Linda Schattenberg, for approval to replat a tract of land to establish Schattenberg Ranch Subdivision, generally located southeast of the intersection of Cielo Vista and Vista Verde. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

- 8.      **15-1021**      140443: Request by San Antonio Medical Foundation, for approval to replat and subdivide a tract of land to establish Clarity Child Guidance Center Subdivision, generally located northwest of the intersection of Sid Katz Drive and Tom Slick Drive. Staff recommends Approval. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
  
- 9.      **14-3524**      150014: Request by Jose Arteaga, for approval to replat a tract of land to establish Arteaga Marquez Subdivision, generally located at the intersection of Anacacho Road and Santa Gertrudis Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
- 10.     **14-3551**      150043: Request by Heinz Huhn, for approval of a replat a tract of land to establish Inverness Unit-1 PUD Subdivision, generally located at the intersection of Inverness Boulevard and Turnberry Way. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Land Transaction(s)**

- 13.     **15-1013**      S. P. 1823: Consideration of a Joint Use Agreement to use 0.019 of an acre tract of land (812 square feet) of an 80 foot-wide drainage easement Public Right of Way, located at 2930 MacArthur View, as requested by Gates Realty LLC. Staff recommends Approval. (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)

**Variance(s)**

- 15.     **15-1012**      TPV-15-02: Request by Kara Heasley, Vickrey & Associates on behalf of Joe Hernandez, KB Home Lone Star, Inc. for the Oaks at Fox Grove, Units 1 and 2 approval of a variance request from the Unified Development Code 35-523 (h), “Heritage trees shall be preserved at one hundred (100) percent within both the 100-year floodplains and environmentally sensitive areas.” Mitigation for The Oaks at Fox Grove, Units 1 and 2, will be met with excess preservation in the floodplain. The minimum preservation for significant trees in the floodplain is 80%. A total of 96% of the significant trees in the floodplain will be preserved to mitigate for the removal of 4 heritage trees. (Mark Bird, City Arborist, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

## Comprehensive Master Plan Amendment(s)

16.      **15-1008**      PA 15008: A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.03 acres of land in NCB 11687 generally located at 5100 block of West Avenue from “Community Commercial” to “Light Industrial” land use, in City Council District 1. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department)
  
17.      **15-1010**      PA 15009: A request by Jose Alfred Cubillos, 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 approximately 0.215 acres of land out of NCB 674 located 1222 Hackberry Street from Medium Density Residential land use to Community Commercial land use, in City Council District 2. Staff recommends approval. (Ernest Brown, Planner (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Department of Development Services)
  
18.      **15-1011**      PA 15010: A request by Brown and Ortiz, P.C., 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 approximately 0.706 acres of land out of Block 20, NCB 1611 and Block 27, NCB 1610 located 1332 South New Braunfels Street from Medium Density Residential land use to Community Commercial land use, in City Council District 2. Staff recommends approval. (Ernest Brown, Planner (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Department of Development Services)

Chairman Martinez asked for a motion to approve items on the combined hearing as presented with the exception of items #11, #12 and #14.

Motion:           Commissioner Rinehart to approve items on the combined hearing as presented with the exception of items #11, #12 and #14.

Second:          Commissioner Garcia

In Favor:        Unanimous

Opposed:         None

Motion Passes

## Individual Items

### Street Name Change(s)

12.      14-3462      S15-002: (Continued from December 17, 2014) A resolution recommending approval of a street name change request to change the name of “Old Hwy 90” to “Enrique M Barrera Pkwy” between U.S. Hwy 90 and Commerce Street. (Donna Camacho, Senior Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Donna Camacho, Senior Planner, Development Services, presented item and recommended approval.

Girish Patel, spoke in opposition of the street name change.

Ray Rodriguez, spoke in opposition of the street name change.

Javier Guitierrez, spoke in opposition of the street name change.

Gerald Lopez, spoke in support of the street name change.

Cynthia de la Garza, spoke in opposition of the street name change.

Ken Brown, spoke in support of the street name change.

Lauro De Leon, spoke in support of the street name change.

Manuel Garza, spoke in support of the street name change.

Joseph Guerra, spoke in support of the street name change.

Daniel Ortiz, spoke in support of the street name change.

Patrick R. Garcia, spoke in support of the street name change.

Gabriel Farias, spoke in support of the street name change.

Phillip M. Salesky, spoke in opposition of the street name change.

Motion:            Commissioner Garcia recommended approval with the condition that the council office continue to meet with residents in order to reach a compromise and look at improvements to the streets.

Second:            Commissioner Carson

In Favor:           Rodriguez, Garcia, Seaman, Carson, McNair

Opposed:           Martinez, Rinehart, Peck

Motion Passes

## Planned Unit Development

11. 15-1022 14-00005: (Continued from November 12, 2014) Request by Scattered Oaks Development, for approval to establish the Scattered Oaks Unit 3 Planned Unit Development Subdivision, generally located south of Scattered Oaks Drive, west of Jones-Maltsberger Road. Staff recommends Approval. (Luz M, Gonzales, Planner (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Luz Gonzales, Planner, Development Services, presented and recommended approval.

Guy Floyd, spoke in opposition of the Planned Unit Development.

Nick Barron, spoke in opposition of the Planned Unit Development.

Beverly Barkhurst, ceded her time to Paul Barkhurst.

Paul Barkhurst, spoke in opposition of the Planned Unit Development.

Motion: Commissioner Peck motioned for approval of the Planned Unit Development.

Second: Commissioner Seaman

In Favor: Unanimous

Opposed: None

Motion Passes

## Land Transaction

14. 14-3473 S.P. 1835: Consideration of a Resolution supporting and recommending City Council approve a request by SAWS to close, vacate and abandon an unimproved public right-of-way (cul-de-sac of Capital Port Drive) within NCB 14848 as part of its development of its North Side Service Center. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

Commissioner Peck recused himself.

Mary L. Fors, Management Analyst, EastPoint and Real Estate Services, presented and recommended approval.

Motion: Commissioner Rodriguez motioned for approval of the Planned Unit Development.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passes

**Adjournment**

There being no further business, the meeting was adjourned at 3:32 p.m.

APPROVED

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

Marcello Diego Martinez, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read 'John Jacks', with a horizontal line extending to the right.

John Jacks,  
Executive Secretary