



City of San Antonio
Cliff Morton Development and Business Services Center
1901 South Alamo Street
San Antonio, Texas 78204

PLANNING COMMISSION Minutes
☞ December 12, 2012 ☜
2:00 P.M.

Rob Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck
Marcello Diego Martinez

Citizens may appear before the Planning Commission to speak for or against any item on this agenda, in accordance with procedural rules governing Planning Commission meetings. Questions relating to these rules may be directed to the Development Services Department at (210) 207-1111. Please note that citizen comments are limited up to three (3) minutes per person and may change as needed. Please plan to attend the meeting fifteen (15) minutes prior to the scheduled time.

DISABILITY ACCESS STATEMENT - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

For additional information on any item on this agenda, please call (210) 207-1111.

1. **1:30 P.M.** - Work Session, Tobin Room
 - A. Briefing on the proposed Lone Star Community Plan (Michael Taylor, (210) 207-0145, Michael.Taylor@sanantonio.gov, Department of Planning and Community Development)
 - B. Discussion regarding plat notes (Development Services Department)
 - C. Agenda items may be discussed (Development Services Department)

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code

2. **2:00 P.M.** - Call to Order, Board Room
3. Roll Call– Present: R. Rodriguez, Oroian, A Rodriguez, Kossl, Harris, Love, Peck, Sherrill, Martinez
4. 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.

5. Updated briefing of the proposed increases to the Fee In-Lieu-of (FILO) option of the Regional Storm Water Management Program (Craig Meyers, P.E. CFM (210) 207-0335, Craig.Meyers@sanantonio.gov, Department of Public Works)

Combined Hearing

Plats

6. **110074:** Request by Smith Business Park Ltd., for approval of a major plat to subdivide a 19.9948-acre tract of land to establish **Smith Business Park Subdivision**, generally located on the east side of IH 10, north of Lost Creek Gap and west of Old Fredericksburg Road, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, Donna.Camacho@sanantonio.gov, Development Services Department)
7. **120085:** A two-part request by Dahjur Management, LLC, and Blue Beacon International, Inc. for approval of 1) a variance from Section 35-F133(c)(2) of the Unified Development Code (“UDC”) to allow a plat to be approved prior to the submittal of a CLOMR to FEMA to revise a 1% A.C. current conditions floodplain; and 2) a major plat to replat and subdivide a 48.9235-acre tract of land to establish the **Foster Road Industrial Park Subdivision**, generally located northwest of the intersection of Interstate Highway 10 and North Foster Road, within City Council District 2. **Staff recommendation is pending.** (Rudy Munoz, Planner, (210) 207-5014, Rudy.Munoz@sanantonio.gov, Development Services Department).
8. **120135:** Request by Forestar Real Estate Group, for approval of a major plat to vacate, resubdivide and subdivide a 17.411-acre tract of land to establish **Amorosa Phase 4A Enclave Subdivision**, generally located northeast of the intersection of TPC Parkway and Resort Parkway, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, Donna.Camacho@sanantonio.gov, Development Services Department)
9. **120298:** Request by Gehan Homes, LTD, for approval of a major plat to subdivide a 9.262-acre tract of land to establish **Gordon’s Grove Unit 2C Subdivision**, generally located east of the intersection of Gordon’s Haven and Ville Serene, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, Luz.Gonzales@sanantonio.gov, Development Services Department)
10. **120349:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to replat and subdivide a 10.020-acre tract of land to establish **Hillcrest Unit 5B Phase 2B Subdivision**, generally located north of Hwy 90, east of Cagnon Road and west of FM 1604, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, Donna.Camacho@sanantonio.gov, Development Services Department)
11. **120378:** Request by Armadillo Construction Co., Ltd., for approval of a major plat to subdivide a 10.01-acre tract of land to establish **Waters Edge P.U.D. Subdivision**, generally located

southwest of the intersection of Waters Edge Drive and Cable Ranch Road, within City Council District 6. **Staff recommends approval.** (Rudy Munoz, Planner, (210) 207-5014, Rudy.Munoz@sanantonio.gov, Development Services Department)

12. **120390:** Request by D.R. Horton, for approval of a major plat to subdivide a 23.740-acre tract of land to establish **Sawyer Meadows Unit 1, Enclave Subdivision**, generally located north of Culebra Road, east of FM 1560, outside San Antonio City Limits. **Staff recommends approval.** (Rudy Munoz, Planner, (210) 207-5014, Rudy.Munoz@sanantonio.gov, Development Services Department)
13. **130052:** Request by Michel Alexis Courtines, for approval of a minor plat to replat a 0.50-acre tract of land to establish **The Pinnacle Subdivision P.U.D. BSL**, generally located southwest of the intersection of Campanile and Marchesi, within City Council District 9. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Time Extensions

14. **080162:** Request by BCG Encino Holdings, for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Vista Pointe Subdivision**, generally located on the west side of U.S. Highway 281, south of Encino Rio, within City Council District 9. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, Luz.Gonzales@sanantonio.gov, Development Services Department)

Land Transactions

15. **S. P. 1596** – Consideration of the Resolution to declare as surplus and dispose of real property comprising of 0.7922 acres of land area known as 905 South Frio located in New City Block 273 in Council District 5. (David A. McGowen, (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development Office).
16. **A. S.P. 1671** - Consideration of a Resolution supporting and recommending City Council approval to declare properties owned by the San Antonio Water System as surplus to the needs of the City, and authorizing SAWS to dispose of the properties located at: **922 Vickers Avenue (NCB 8011) in District 4; 607 (formerly 611) Carlisle Avenue (NCB 7651) in District 5; 426 Carlisle Avenue (NCB 7917) in District 5; 428 Carlisle Avenue (NCB 7917) in District 5; 713 Patton Boulevard (NCB 8114) in District 6; 719 Patton Boulevard (NCB 8114) in District 6; 1214 Morey Peak (NCB 13416) in District 9; 1302 Morey Peak (NCB 11781) in District 9; 1050 Lockhill-Selma (CB 5004F) Located within Castle Hills, Texas; 1314 Big Oak Drive (CB 4163B) located within the Extra Territorial Jurisdiction (ETJ); 3185 Cenizo (CB4010C) located within the Extra Territorial Jurisdiction (ETJ); and 1143 Shalimar Drive (CB 4010C) outside of the Extra Territorial Jurisdiction (ETJ) in Poteet, Texas.**
- B. S.P. 1672** - Consideration of a Resolution supporting and recommending City Council approval to declare properties owned by the San Antonio Water System as surplus to the needs of the City, and authorizing SAWS to dispose of the properties located at: **163 Babcock Road (NCB 8403) in District 1; 2400 Henderson Court (NCB 10927) in District 3, 452 Furnish Avenue (NCB 3127) in District 5, 855 Old Highway 90 West (NCB 8989) in District 6, 149 Faith Drive (NCB 11505) in District 7, 15619 White Fawn (NCB 14771) in District 8; and a 39.929 acre tract of land on FM 3175, south east of the City of Lytle in Atascosa County outside of the Extra Territorial Jurisdiction (ETJ).** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services)

Other Items

17. **080138:** Request by Lariat Canyon Management, LLC, for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio’s Unified Development Code (UDC), for the **Lariat Canyon Business Park**, generally located east of Blanco Road, south of Lariat Drive, within City Council District 9. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, Rudy.Munoz@sanantonio.gov, Development Services Department)

Motion: Commissioner Martinez to approve all items as presented.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

Individual Items

Time Extension

Commissioner Love was recused and left the boardroom at 2:40 p.m.

Commissioner Sherrill left the boardroom at 2:41 p.m.

Mr. Paradise spoke on the item

18. **090336:** Request by Paradise Development Partners, LLC, for a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio’s Unified Development Code (UDC), for the **Lily & Daisy Subdivision**, generally located southwest of the intersection of North Vandiver Road and Olney Drive, within City Council District 2. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Motion: Commissioner Martinez to approve the item
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Sherrill returned to the boardroom at 2:43 p.m.

Commissioner Love returned to the boardroom at 2:45 p.m.

Comprehensive Master Plan Amendment

Commissioner Oroian was recused and left the boardroom at 2:44 p.m.

19. **PA12046:** A request by Heidi L Mummau, for approval of a resolution to amend the future land use plan contained in the Government Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1521 acres of land at 404 Stafford from “Low Density Residential” to “Neighborhood Commercial”, in City Council District 2. Staff recommendation is Approval. (John R. Osten, Sr. Planner, (210) 207-2187, John.Olsten@sanantonio.gov, Department of Planning and Community Development)

John Osten presented the item

Recommendation: Approval of the request to amend from low density residential to neighborhood commercial.

Heidi Mummau, Applicant, spoke on the item

Maria Stout, spoke in opposition.

Marlene Hawkins, spoke in favor.

John Yoggerst, spoke in favor.

Motion: Commissioner Kossl to approve all items as presented.
Second: Commissioner Harris
In Favor: Unanimous
Opposed: None
Recused: Oroian
Motion Passes

Commissioner Oroian returned to the boardroom at 3:07 p.m.

Planned Unit Development (PUD) Plan

~~20. PUD 13-001: Request by Lanquest Acquisitions, LLC, for approval of the a **Rahaei Tract Planned Unit Development (PUD) Plan**, to develop a 27.188-acre tract of land, generally located on southwest of the intersection of Boerne Stage Road and Boerne Forest, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, Donna.Camacho@sanantonio.gov, Development Services Department) - PULLED~~

Street Name Change

~~21. **S13-001:** A request by the Girl Scouts of Southwest Texas, for a resolution recommending approval of a street name change request to change the name of "North Coker Loop" to "Trefoil Lane" between Arion Parkway and West Coker Loop in City Council District 9. Staff Recommends **approval.** (Andreina Dávila Quintero, Senior Planner, (210) 207-0215, Andreina.Davila@sanantonio.gov, Development Services Department) - **Application was withdrawn by the applicant.**~~

Other Items

22. Approval of the minutes for the November 28, 2012 Planning Commission meeting.

Motion: Commissioner Peck to approve the minutes
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

23. Director's report - City Council Action Update (Planning Commission Items sent to Council).

Commissioner Oroian moves to add to the next planning commission agenda the consideration and possible action on convening the planning commission technical advisory committee for the purpose of advising the planning commission on current acceptable plat note form and content.

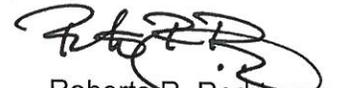
Motion: Commissioner Oroian

Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

24. Adjournment.

There being no further business, the meeting was adjourned at 3:12 pm.

APPROVED



Roberto R. Rodriguez

ATTEST:



Executive Secretary