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

# PLANNING COMMISSION MINUTES
## February 13, 2013
## 2:00 P.M.

Roberto A. Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Jody R. Sherrill  Kevin Love
Daniel D. Kossl  George Peck
Zachary Harris  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 a plan amendment and associated large area rezoning of the Eastern Triangle Community Plan. (Planning and Community Development by Tyler Sorrells, AICP)
   B. 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, Harris, Love, Peck, Martinez.
   Absent: Kossl, Sherrill.

4. Citizens to be heard – No Citizens to be heard.

**Comprehensive Master Plan Amendments - Item below was postponed.**

**PA 13008:** - Item was continued from the January 9, 2013 Planning Commission meeting. A request by James Griffin, 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 use of approximately 1.0958 acres of land out of NCB 10617, located at 4282 E IH-10 and 307 Highway Drive from "Community Commercial" to "Industrial", in City Council District 2. Staff recommends **Denial**. (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov , Department of Planning and Community Development) - **Pulled**

**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 Hearing**

**Plats**

5. **110328:***Request by Crosswinds I Partnership, Ltd., for approval of a major plat to subdivide a 31.1871-acre tract of land to establish the **Tacara Apartments at Stone Oak** Subdivision, generally located on the west side of U.S. Highway 281, north of Stone Oak Parkway, in Council District 9. Staff recommends **approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

6. **110338:** Request by Arturo Mata, Jr., for approval of a minor plat to replat a 0.225-acre tract of land to establish the **Madi, Chris's** Subdivision, generally located on west side of Anacacho, north of Santa Gertrudis, within City Council District 10. Staff recommends **approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

7. **120084:** Request by Remuda 530, L.P., for approval of a major plat to subdivide a 19.951-acre tract of land to establish the **Remuda Ranch North Subdivision, Unit 6,** generally located northeast of the intersection of Culebra Road and Galm Road, outside City Limits of San Antonio. Staff recommends **approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

8. **120160:** Request by Valencia Enclave LLC, for approval of a major plat to subdivide a 15.166-acre tract of land to establish the **Valencia Hills Enclave Phase II** Subdivision, generally located east of Bulverde Road, north of Valencia Hills within City Council District 10. Staff recommends **approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

9. **120239:** Request by KB Home Lone Star, Inc., for approval of a major plat to replat a 4.414-acre tract of land to establish the **Valley View Subdivision Unit-7C,** generally located on the north side of Binz-Engleman Road, west of Sunview Valley, outside City Limits of San Antonio. Staff recommends **approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

10. **120393:** Request by Christus Health, for approval of a major plat to subdivide a 14.326-acre tract of land to establish the **Westover Hills Unit 41 Enclave** Subdivision, generally located west of State Highway 151, north of Westover Hills Boulevard, within City Council District 6. Staff recommends **approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

11. **120417:** Request by Julian Munoz, for approval of a minor plat to subdivide a 0.459-acre tract of land to establish the **J. Munoz** Subdivision, generally located on the east side of Escalon Avenue and south of Formosa Boulevard, in Council District 3. Staff recommends **approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

12. **120421:** Request by Meritage Homes of Texas, LLC, for approval of a major plat to subdivide a 5.123-acre tract of land to establish the **Estonia Subdivision Unit 7 Phase B,** generally located east of the intersection of Ingram Road and Laheema Harbor, within City Council District 6. Staff recommends **approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

13. **120438:** Request by Continental Homes of Texas, Inc., for approval of a major plat to subdivide a 32.621-acre tract of land to establish the **Ray Ellison Shopping Center** Subdivision, generally located south of Ray Ellison Drive and west of Interstate Highway 410 within City Council District 4. Staff recommends **approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

14. **120456:** Request by City Base West, L.P., for approval of a major plat to replat and subdivide a 29.652-acre tract of land to establish the **Calicar Unit-2** Subdivision, generally located on west side of South New Braunfels Avenue, north of Southeast Military Drive, within City Council District 3. Staff recommends **approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

15. **120459:** Request by G.L. Cunningham, Inc., for approval of a major plat to replat a 1.382-acre tract of land to establish the **Walgreens – Bandera/Hillcrest** Subdivision, generally located east of the intersection of Bandera Road and Hillcrest Drive, within City Council District 7. Staff recommends **approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

16. **130003:** Request by Domi Developer LLC, for approval of a major plat to subdivide a 5.852-acre tract of land to establish **North Ellison Courtyard** Subdivision, generally located south of the intersection of West Military Drive and North Ellison Drive, within City Council District 9. Staff recommends **approval**. (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

17. **130100:** Request by Manuel Munoz, for approval of a minor plat to replat a 0.326-acre tract of land to establish the **Glenoaks Park U-3-BSL** Subdivision, generally located along Allehgeny Drive and Lyceum Drive, within City Council District 8. Staff recommends **approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

**Time Extensions**

18. **080290:** Request by Pfeiffer/Lee J.V. 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 **Pfeiffer Lee Tract,** generally located northwest of the intersection of Interstate Highway 10 West and Ranchland View, outside San Antonio City Limits. Staff recommends **approval**. (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

**Plat Deferral Resolution**

19. **120365:** A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of **Mt. Olive Apartments Subdivision**, generally located south of Ford Road, on the west side of Mt. Olive Road outside City Limits of San Antonio. Staff recommends **approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

**Alternate Pedestrian Circulation Plan**

20. **APP 13-001:** Request by Bitterblue, Inc., for approval of **The Two Creeks North Alternate Pedestrian Circulation Plan**, generally located on the west side of Interstate Highway 10, north of Ralph Fair Road, outside City Limits of San Antonio. Staff recommends **approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

**Land Transactions**

21. Consideration of a Resolution to declare as surplus and dispose of real property comprising approximately 27.9 acres of land area known as **4503, 4531 and 4719 South Zarzamora** located in New City Block 8786 in Council District 5. Staff recommends **Approval.** (David A. McGowen, (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development Office).

**Comprehensive Master Plan Amendments**

22. **PA 13007:** A request by James Griffin, for approval of a resolution to amend the future land use plan contained in the **San Antonio International Airport Vicinity Land Use Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.988 acres of land out of NCB 11888, located at 426 Everest Avenue, 430 Everest Avenue, 214 West Sunset Road, 220 West Sunset Road, 226 West Sunset Road, and 232 West Sunset Road from "Medium Density Residential" and "Community Commercial" to "High Density Residential", in City Council District 1. Staff recommends **Approval**. (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov , Department of Planning and Community Development)

23. **PA 13018:** A request by Jing Zhou, for approval of a resolution to amend the future land use plan contained in the **San Antonio International Airport Vicinity Plan** a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.58 acres of land out of NCB 17726, located at 16080 O'Connor Road from "Neighborhood Commercial" to "Community Commercial", in City Council District 10. Staff recommendation is **pending**. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)

Donna Camacho, Planner, presented items and recommended approval.

Chairman R. Rodriguez asked for a motion to approve items on the combined hearing as presented.

Motion: Commissioner A. Rodriguez to approve items on the combined hearing as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

**Individual Items**

Chairman R. Rodriguez requested to move Item # 31 to be considered first under individual.

**Comprehensive Master Plan Amendments**

24. **PA 13017:** A request by Frank and Kimberly Decock, for approval of a resolution to amend the future land use plan contained in the **Oakland Estates Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.8277 acres of land out of NCB 14864, located at 5032 and 5094 Prue Road from "Community Commercial" to "High Density Residential", in City Council District 8. Staff recommendation is **pending**. (John Osten, Sr. Planner, (210) 207-2187, John.Osten@sanantonio.gov, Department of Planning and Community Development)

John Osten, Planner, presented item and recommended approval.

**The following citizen(s) appeared to speak**

Ken Brown, Applicant, spoke in favor.

Sue Snyder, President of Neighborhood Association, spoke in favor.

Motion: Commissioner Martinez to approve item as presented.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

Chairman R. Rodriguez requested to move Item # 29 to be considered second under individual.

**Comprehensive Master Plan Amendments**

25. **PA 13014:** Item continued from January 23, 2013. A request by Kaufman & Killen, Inc. for approval of a resolution to amend the future land use plan contained in the **Highlands Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 12.801 acres of land out of NCB 10865, located northeast of the intersection of IH-37 and South East Military Drive from "Parks/Open Space," High Density Residential," and "Medium Density Residential" to "Medium Density Residential", in City Council District 3. Staff recommends **Approval**. (Jacob T. Floyd, Senior Planner, (210) 207-8318, jacob.floyd@sanantonio.gov , Department of Planning and Community Development)

Jacob Floyd, Planner, presented item and recommended approval.

Bill Kaufman, Applicant, stated they are proposing multi family development on the subject property. He further stated he has been working with the surrounding neighbors to address their concerns.

**The following citizen(s) appeared to speak**

Brady Alexander, spoke in opposition.

Liz Trainor, spoke in opposition.

Motion: Commissioner Martinez to approve item as presented.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

**Plats**

26. **110299:***Request by Northside Independent School District, for approval of a major plat to subdivide a 24.380-acre tract of land to establish the **NISD-Cielo Vista North Elem. School** Subdivision, generally located on the west side of Toutant-Beauregard Road, north of Anaqua Springs, outside City Limits of San Antonio. Staff recommends **approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

**Commissioner Peck left the boardroom at 2:45 p.m. for recusal purposes.**

Richard Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner Martinez to approve item as presented.
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Recused: Peck
Motion Passes

**Commissioner Peck entered the boardroom at 2:50 p.m.**

27. **120104:***Request by Shavano Rogers Ranch North No. 3 Ltd. for approval of a major plat to replat and subdivide a 12.297-acre tract of land to establish the **Rogers Ranch, Unit P6 PUD** Replat, generally located south of the intersection of Happys Corner and Golden Maize within City Council District 9. Staff recommends **approval**. (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Donna Camacho, Planner, presented item and recommended approval.

**The following citizen(s) appeared to speak**

Cathy Bourbois, requested more information.

John Adame, Representative from Pape-Dawson Engineers, spoke in favor.
Motion: Commissioner Martinez to approve item as presented.
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

28. **120358:** Request by Jonas E. Avila-Villarreal, for approval of a major plat to replat a 1.034-acre tract of land to establish the **Estela** Subdivision, generally located on the east side of Heath Circle, south of Silent Sunrise within City Council District 7. Staff recommends **approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Luz Gonzales, Planner, presented item and recommended approval.

**The following citizen(s) appeared to speak**

Myrl Britten, spoke in opposition.

Priscilla Flores, Representative for Vickery Associates, to answer questions.

Commissioner Martinez made a motion to table the item until the end of the agenda and was seconded by Commissioner A. Rodriguez.

29. **120370:** Request by David Dye, for approval of a minor plat to replat a 0.740-acre tract of land to establish the **Saldana** Subdivision, generally located on the north and south side of Glasgow Drive, west of Blythe Avenue within City Council District 3. Staff recommends **approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

**Commissioner Oroian left the boardroom at 3:10 p.m. for recusal purposes.**

Luz Gonzales, Planner, presented item and recommended approval.

Scott Dye, Applicant, spoke in favor.

Motion: Commissioner A. Rodriguez to approve item as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Recused: Oroian
Motion Passes

**Commissioner Oroian entered the boardroom at 3:14 p.m.**

**Comprehensive Master Plan Amendments**

30. **PA 13002:** A request by Brown and Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the **Near Northwest Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 19.8035 acres of land legally described as Lots 12 and 13, NCB 8349 located north of the intersection of Woodlawn Avenue and Bandera Road from "Mixed Use" to "Regional Commercial", in City Council District 7. Staff recommends **Approval**. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)

    Robert Acosta, Planner, presented item and recommended approval.

    Motion: Commissioner Oroian to approve item as presented.
    Second: Commissioner A. Rodriguez
    In Favor: Unanimous
    Opposed: None
    Motion Passes

31. **PA 13016:** A request by Jaime Arechiga, for approval of a resolution to amend the future land use plan contained in the **IH-10 East Corridor Perimeter Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 700.9 acres of land out of NCB 17322, NCB 17993, NCB 12867, NCB 35098, NCB 17992, and NCB 17892, located southwest of the intersection of I-10 East and Foster Road, west of Foster Road and north of FM 1346 from " Urban Living," "Parks/Open Space," and "Industrial" to "Business Park," "Medium Density Residential," and "Community Commercial," in City Council District 2. Staff recommendation is **pending**. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)

    Robert Acosta, Planner, presented item and recommended approval.

    Jaime Arechiga, Applicant, spoke in favor.

    Motion: Commissioner Martinez to approve item as presented.
    Second: Commissioner Love
    In Favor: Unanimous
    Opposed: None
    Motion Passes

32. Public Hearing and Consideration of a resolution amending the **Major Thoroughfare Plan**, a component of the City of San Antonio Comprehensive Master Plan, to re-align the proposed East/West Connector on the Major Thoroughfare Plan, generally located in southwest Bexar County. Loop 410 is located to the north, Watson Road is located to the south, State Highway 16 South is located to the east, and Somerset Road is located to the west of the proposed realignment. Staff recommends **Approval**. (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov , Department of Planning and Community Development).

    **Commissioner Peck left the boardroom at 3:30 p.m. for recusal purposes.**

    Sidra Maldonado, Planner, presented item and recommended approval.

Motion: Commissioner Oroian to approve item as presented.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Recused: Peck
Motion Passes

**Commissioner Peck entered the boardroom at 3:42 p.m.**

**Continuation of Item #12**

**120358:** Request by Jonas E. Avila-Villarreal, for approval of a major plat to replat a 1.034-acre tract of land to establish the **Estela** Subdivision, generally located on the east side of Heath Circle, south of Silent Sunrise within City Council District 7. Staff recommends **approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Pablo Martinez, addressed the driveway concerns and stated the applicant would have to apply for an administrative variance.

Myrl Britten, stated after discussion of the driveway issue he stated he would like to change his vote to support. He further stated he would like to be involved in the administrative variance process.

Commissioner Martinez made a motion for a continuance until the next Planning Commission Meeting on February 27, 2013.

Motion: Commissioner Martinez to a continuance until February 27, 2013.
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

**Other Items**

33. Approval of the minutes for the January 23, 2013 Planning Commission meeting.

Motion: Commissioner Martinez to approve the minutes
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

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

No directors report.

35. Adjournment.

There being no further business, the meeting was adjourned at 4:02pm.

APPROVED

~~Roberto R. Rodriguez~~
DONALD OROIAN
VICE-CHAIR

ATTEST:

Executive Secretary