



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

PLANNING COMMISSION MINUTES

🌀 January 23, 2013 🌀

2:00 P.M.

Roberto A. 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. Agenda items may be discussed (Development Services Department)
 - B. Plat notes discussion (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, Sherrill, Harris, Love, Peck, Martinez.
Absent: None
4. Citizens to be heard – No citizens to be heard.

Item below was pulled by staff at work session.

A request by the Department of Public Works for consideration of nine (9) capital projects that have potential right-of-way impacts and may require property acquisition. Three projects are currently included in the adopted FY 2013-2017 Infrastructure Management Program (IMP) Street and Advanced Transportation District programs, five (5) capital projects will be amended into the adopted FY 2013-2017 IMP (Advanced Transportation District program), and one (1) project will not be amended into the adopted FY 2013-2017 IMP as it is funded through the Stormwater Revenue Bond. The nine (9) projects that have potential right-of-way impacts include:

Projects in Adopted FY 2013-2017 IMP:

1. Bandera Rd. and Mainland Ave. Intersection Improvement Project
2. S Santa Rosa Ave. and El Paso St. Intersection Improvement Project
3. Rochambeau St. Rehabilitation: Hawthorne St. to Sims Ave.

Projects Proposed for inclusion in IMP:

4. Jones Maltsberger Rd. and Burning Trail St. Intersection Improvement Project
5. LP 1604 and Rogers Ranch Intersection Improvement Project
6. Stone Oak Pkwy and Knight Cross Dr. Intersection Improvement Project
7. West Ave. and Patricia Dr. Intersection Improvement Project
8. W. Southcross Blvd Sidewalks: S Zarzamora to 300 feet east of Huron St.

Stormwater Revenue Bond Project (Non-IMP Project):

9. Carriage Mist Drainage Improvements

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. **080021***: Request by M2G Marshall Road, Ltd., for Planning Commission to rescind Plat 080021, Village at Marshall Road Subdivision. The purpose of this request is to replace Plat 080021 with Plat 120382 on this agenda, which will reconfigure the lot layout. The subject property is generally located southeast of the intersection of U.S. Highway 281 and Marshall Road, in Council District 9. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)
6. **120077***: Request by Centex Homes, for approval of a major plat to subdivide an 8.143-acre tract of land to establish **Silverado Hills Unit 7**, generally located north of the intersection of Western Star and Lasso Bend, outside San Antonio City Limits. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)
7. **120120***: Request by Varco Real Estate Holdings, LLC, for approval of a major plat to subdivide a 7.1305-acre tract of land to establish **Hardy Oaks Office Campus**, generally located west of Hardy Oak Boulevard, north of Meisner, in Council District 9. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

*Property is located within the Camp Bullis Notification Area

8. **120198:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide an 9.870-acre tract of land to establish **Alamo Ranch Unit 50A Phase 2 Subdivision**, generally located at the extension of Texas Gold Road, west of Treefrog Trail Road, outside San Antonio City Limits. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)
9. **120246:** A two-part request by Estates of Alon Development Group, LTD. for approval of 1) a variance from Section 35-202(c) of the Unified Development Code (“UDC”) Size and Location of Site there is no minimum size for conventional or enclave subdivisions but there shall be a maximum size limit of one hundred fifty (150) acres for enclave subdivisions. 2) a major plat to subdivide a 25.30-acre tract of land to establish the **Bridgepoint Units 10, 11 & 12 Enclave Subdivision**, generally located west of the intersection of State Highway 16 (Bandera Road) and Triana Parkway, outside San Antonio City Limits. **Staff recommendation is for approval.** Richard Carrizales, Planner, (210) 207-8050, Richad.Carrizales@sanantonio.gov, Development Services Department).
10. **120311:** Request by Centex Homes, for approval of a major plat to subdivide a 18.375 acre tract of land to establish **Villages at Bulverde Unit 13A**, generally located south of the intersection of Cambridge Well and Running Ranch, outside San Antonio City Limits. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
11. **120382*:** Request by M2G Marshall Road, Ltd., for approval of a major plat to subdivide a 22.681-acre tract of land to replat the **Village at Marshall Road Subdivision**, generally located southeast of the intersection of U.S. Highway 281 and Marshall Road, in Council District 9. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)
12. **120411:** Request by KB Home Lone Star, L.P., for approval of a major plat to subdivide a 9.831 acre tract of land to establish **Fox Grove Subdivision, Unit 13**, generally located south of the intersection of Semora Oak and Pearl Harvest, outside San Antonio City Limits. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
13. **120442:** Request by Maruchan Texas, Inc., for approval of a major plat to subdivide a 56.359-acre tract of land to establish the **Maruchan Subdivision**, generally located north of the intersection of Interstate Highway 35 and Fischer Road, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Planned Unit Development (PUD) Plans

14. **PUD 12-003*:** Request by The Panhandle at Brenthurst, LLC, and Highlands Dominion, LLC, for approval of the Alturas at the Dominion PUD Plan, generally located northeast of the intersection of Brenthurst Lane and Reserva Avila, in City Council District 8. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)

Land Transactions

15. SP 1514 – Consideration of a Resolution supporting and recommending City Council approval to declare as surplus and sell a 0.287 acre vacant tract of land in NCB 8704 located in Council District 1 to Whataburger. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services)
16. SP 1608 - Consideration of a Resolution supporting and recommending City Council approval to declare as surplus and sell a 0.395 acre vacant parcel of land in NCB 8536 located in Council District 5 to AutoZone. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services)

Comprehensive Master Plan Amendments

17. **PA 13011:** A request by Lillie Beasley 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 Master Plan of the City, by changing the use of approximately 0.1653 acres of land at 4530 Walzem Road from “Low Density Residential” to “Neighborhood Commercial”, in City Council District 2. Staff recommendation is Approval. (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)
18. **PA 13013:** A request by Roland Lozano, for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan a component of the Master Plan of the City, by changing the use of approximately 14.767 acres of land out NCB 10879 located at the SW corner of Research Plaza and S. New Braunfels Street from “Regional Commercial” to “Light Industrial”, in City Council District 3. Staff recommends Approval. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov , Department of Planning and Community Development)
19. **PA 13015:** A request by Chris Weigand, for approval of a resolution to amend the future land use plan contained in the Eastern Triangle Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.34 acres of land at 4518 Lord Road from “Public Institutional” to “High Density Mixed Use”, in City Council District 2. Staff recommendation Approval. (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)

Rudy Munoz, 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 # 24 to be considered first under individual.

Comprehensive Master Plan Amendments

20. **PA 13014:** 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 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.

Ashley Fairrmond, Representative, requested a continuance until February 13, 2013 due to meeting with the neighborhood association.

Motion: Commissioner Martinez to continue until February 13, 2013.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

Plat

21. **120373*:** Request by Shavano Rogers Ranch No. 3, Ltd., for approval of a major plat to subdivide a 15.12 acre tract of land to establish **Rogers Ranch, Unit P7 PUD Subdivision**, generally located at the extension of Happys Corner Street, south of Golden Maize Road, in Council District 9. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)

Commissioner Kossl left the boardroom for recusal purposes at 2:19 p.m.

Rudy Munoz, Planner, presented item and recommended approval.

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

Commissioner Kossl reentered the boardroom at 2:21 p.m.

Plat Deferrals

22. **120158:** The consideration that was continued from January 9, 2013 Planning Commission meeting to approve a resolution directing staff to terminate temporary utility service and revoke building permits; or the alternative option to approve an additional deferral request by Tung Van Nguyen to continue temporary utility service prior to plat approval and recordation of the **Lien HOA Temple Subdivision** for one (1) non-single family lot consisting of 3.31 acres, generally located northeast of the intersection of Excalibur Drive and Fratt Road. **Staff recommends approval of deferral.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

28. Adjournment.

There being no further business, the meeting was adjourned at 3:49 pm.

APPROVED



Roberto R. Rodriguez

ATTEST:



Executive Secretary