



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

PLANNING COMMISSION Minutes
☞ January 9, 2013 ☞
2:00 P.M.

Roberto 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. Discussion regarding plat notes (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, A. Rodriguez, Oroian, Love, Peck, Martinez
Absent: Sherrill, Kossl, Harris

4. Citizens to be heard

Richard Moore, President of Tobin Hill Neighborhood Association, (Item #21) expressed concerns regarding his neighborhood association not being notified however he is in favor of the request with stipulations.

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

Planned Unit Development (PUD) Plans

5. **PUD 05-006A***: Request by Tuscan Oaks SA, Ltd., for approval of the **Tuscan Oaks PUD Plan**, generally located northwest of the intersection of Bulverde Road and Smithson Valley Road, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Plats

6. **110297***: Request by Tuscan Oaks, Inc., for approval of a major plat to subdivide a 6.0009-acre tract of land to establish the **Tuscan Oaks, Unit 3A Planned Unit Development** Subdivision, generally located south of the intersection of Rustic Brook and Trinity Glade, outside San Antonio City Limits. Staff recommends **approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
7. **120099***: Request by Loadstar, Inc. for approval of a major plat to replat and subdivide a 12.297-acre tract of land to establish **Town Center at La Cantera, Phase I (Enclave)**, generally located north of Loop 1604, west of Interstate Highway 10, in Council District 8. **Staff recommends approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
8. **120171**: Request by Wal-Mart Real Estate Business Trust & PRA/GFR Nacogdoches, LP, for approval of a major plat to subdivide a 23.634-acre tract of land to establish the **Northgate Plaza Subdivision**, generally located north of the intersection of Thousand Oaks Drive and Nacogdoches Road, in Council District 10. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)
9. **120209***: Request by 2011 Kinder Ranch, LLC., for approval of a major plat to subdivide a 12.168-acre tract of land to establish **Kinder Northeast, Unit-3 (PUD)**, generally located north of the intersection of Gooseberry and Pimpenel, outside San Antonio City Limits. **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

10. **120222***: Request by Pecan Creek Parkway SPE, LLC, for approval of a major plat to subdivide a 1.23-acre tract of land to establish the **Pecan Creek Ranch Unit 2 Subdivision**, generally located northwest of the intersection of Toutant Beauregard Road and Anaqua Springs, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
11. **120372**: Request by Educational Resource Center, Inc., for approval of a major plat to subdivide a 4.620-acre tract of land to establish the **John Wood Charter Inspire Academies** Subdivision, generally located southeast of the intersection of Bandera Road and Brea Ridge, within City Council District 8. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
12. **120403***: Request by Huey Commercial Properties, Ltd., for approval of a major plat to subdivide a 2.162-acre tract of land to establish the **Bulverde Crossing Unit 2 Subdivision**, generally located southeast of the intersection of U.S. Highway 281 and Bulverde Road, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
13. **130002**: Request by Anaqua Springs Ranch, Inc., for approval of a major plat to subdivide a 10.759-acre tract of land to establish the **Anaqua Springs Ranch VA-1 PUD Subdivision**, generally located northwest of the intersection of Miranda Ridge and Cimarron Crest, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
14. **PA 13009**: A request by Maria G. Mendiola, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3719 acres of land at 251 Altitude Drive from "Civic Center" to "General Urban Tier", in City Council District 4. Staff recommends Approval. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)

Plat Deferrals

15. **130074**: Request by Weststar Alamo for temporary utility service prior to plat approval and recordation of the **SAYC Subdivision** two (2) single family lots consisting of 2.601 acres, located at 11011 Shaenfield Road, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
16. **130101**: Request by Southwest School of Art and Crafts for temporary utility service prior to plat approval and recordation of the **Southwest School of Arts Addition Subdivision** for one (1) non-single family lot consisting of 0.85 acres, located at 1201 Navarro, in Council District 1. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Time Extensions

17. **080178**: Request by SA Kinder Ranch No. 1, Ltd. 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 **Kinder Parkway, Unit-2**, generally located at the extension of Kinder Parkway from Kinder Bluff,

outside San Antonio City Limits. **Staff recommends approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Richard Carrizales, Planner, presented items and recommended approval.

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

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

Chairman R. Rodriguez stated Item #22, plan amendment #13007 has been postponed as per the applicants request.

Individual Items

Plan Unit Development (PUD) Plans

18. **PUD 12-007:** Request by Landquest Acquisitions, LLC, for approval of the **Stahl Road 21 Ac. Subdivision PUD Plan**, generally located on the south side of Stahl Road, east of Ross Oak Street, in Council District 10. **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.

Applicant/Representative not present.

The following citizen(s) appeared to speak:

William O'Connell, spoke in opposition.

Linda Koehler, spoke in opposition.

Patsy Oakley, spoke in opposition.

Ron Sowell, spoke in opposition.

Harold Koehler, spoke in opposition.

Ron Stafford, spoke in opposition.

Josh Campbell, spoke in opposition.

Keith Day, spoke in opposition.

Ethella Seyler, spoke in opposition.

Chris Averson, spoke in opposition.

Fred Wheeler, spoke in opposition.

Rimas Siulte, spoke in opposition.

Christina De La Cruz, Public Works Department, addressed the drainage concerns.

Pablo Martinez, Engineering, addressed the traffic concerns:

Motion: Commissioner Peck to approve item as presented.
Second: Commissioner Oroian
In Favor: Peck, Martinez
Opposed: R. Rodriguez, A. Rodriguez, Love, Oroian
Motion Failed

Chair R. Rodriguez asked for another motion. No motion was made therefore no other action was taken.

Plats

Chair R. Rodriguez stated the following cases would be considered together.

19. **120165:** Request by Shaggy Development, LLC, for approval of a major plat to subdivide a 23.80-acre tract of land to establish the **Wortham Oaks, Unit-7 (Enclave) Subdivision**, generally located at the extension of Carriage Cape, east of Wortham Oaks Boulevard, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
20. **120166:** Request by Shaggy Development, LLC, for approval of a major plat to subdivide a 16.54-acre tract of land to establish the **Wortham Oaks, Unit-8 (Enclave) Subdivision**, generally located at the extension of Akin Place, east of Akin Gate, outside San Antonio City Limits. **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.

Ken Brown, Applicant, stated the purpose of this request is to develop single family residential on the subject property. He further stated they are in compliance with the 2010 tree ordinance. He stated the two plats that are being presented are consistent with the approved MDP.

The following citizen(s) appeared to speak:

Joe Trungale, spoke in opposition.

Brad Rockwell, spoke in opposition.

Commission went into Executive Session at 3:49 p.m.

Commission reconvened at 3:53 p.m.

Motion: Commissioner Martinez to approve items as presented.
Second: Commissioner Oroian

In Favor: Unanimous
Opposed: None
Motion Passes

Plat Deferrals

21. **120158:** A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of **Lien HOA Temple Subdivision**, generally located northeast of the intersection of Excalibur Drive and Fratt Road, within City Council District 2. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Donna Camacho, Planner, presented item and recommended approval.

The following citizen(s) appeared to speak:

Noe Garcia, Applicant, requested an extension/continuance and would like to place item on the next Planning Commission Meeting.

Motion: Commissioner Martinez to approve a continuance until January 23, 2013.
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

Comprehensive Master Plan Amendments

22. **PA 13006:** A request by Carlos Lomelin and Hector Islas, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.799 acres of land at 211,215 and 219 Courtland Place, and 2003 and 2011 McCullough Avenue from “Low Density Mixed Use” to “High Density Residential”, in City Council District 1. Staff recommends Approval. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)

Robert Acosta, Planning Community Development Department, presented the item and recommends approval of the request to amend from Low Density Mixed Use to High Density Residential.

Hector Islas, Applicant, spoke in favor of the item.

The following citizen(s) appeared to speak:

Benjamin Fairbank, spoke in opposition.

Martin Kushner, spoke in opposition.

Frederica Kushner, spoke in opposition.

Jody Williams, spoke in opposition.

Curtis Casey, spoke in opposition.

Carolyn Kelly, spoke in opposition.

Motion: Commissioner Oroian to approve item as presented.
Second: Commissioner Peck

Commissioner Oroian withdrew his motion

Motion: Commissioner Love to table this item until the next Planning Commission Meeting on
January 23,2013.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

~~23. **PA 13007:** A request by James McKnight, 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 1.988 acres of land 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" to "Community Commercial", in City Council District 1. Staff recommendation is pending. (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov Department of Planning and Community Development) - Pulled~~

24. **PA 13008:** A request by James McKnight, 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 1.0958 acres of land at 4282 E. IH-10 and 307 Highway Drive from "Community Commercial" to "Industrial", in City Council District 1. Staff recommendation is pending. (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov Department of Planning and Community Development)

Tyler Sorrells, Planner, presented the item and stated the applicant is present and would like to request a continuance for 30 days.

The following citizen(s) appeared to speak:

Felix Guerra Jr, spoke in opposition.

James Boldt, spoke in opposition.

Motion: Commissioner Martinez to approve the continuance until February 13, 2013.
Second: Commissioner Love
In Favor: Unanimous
Opposed: None
Motion Passes

25. **PA 13010:** A request by Ashley Farrimond, for approval of a resolution to amend the future land use plan contained in the Mahneke Park Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.4018 acres of land at 149 Perry Court, 153 Perry Court, 152 Burr Road, and 156 Burr Road from "Urban Single Family Residential" to "**Compact Multi Family Residential**", in City Council District 9. Staff recommendation is pending. (Tyler Sorrells, AICP,

Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov Department of Planning and Community Development)

Tyler Sorrells, Planner, presented the item and recommended approval.

Robert Killen, Representing The University of Incarnate Word, stated the purpose of this amendment is to develop student housing on the subject property.

The following citizen(s) appeared to speak:

Philip Jacobs, spoke in opposition.

Collin Stone, spoke in opposition.

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

Audrey Zamora, Legal, advised Chair R. Rodriguez to reconsider item #6, PUD 12-007, as the previous motion failed therefore a second motion needs to be made in order for the case to be closed.

Chair R. Rodriguez called for a motion to reconsider item #6.

Motion: Commissioner Love to reconsider item #6
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

PUD 12-007: Request by Landquest Acquisitions, LLC, for approval of the **Stahl Road 21 Ac. Subdivision PUD Plan**, generally located on the south side of Stahl Road, east of Ross Oak Street, in Council District 10. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Motion: Commissioner Oroian to recommend denial.
Second: Commissioner Love
In Favor: Unanimous
Opposed: None
Motion Passes

26. Consideration and possible action on convening the Planning Commission Technical Advisory Committee for the purpose of advising the Planning Commission on current acceptable plat notes form and contents, per section 35-B121©(22)

- Motion: Commissioner Oroian to recommend this item to be continued until January 23, 2013 to be considered in conjunction to an associated agenda item to add to the agenda the consideration and possible action for the appointment of a member of Bexar County Public Works, and an appointed representative from CPS Energy and SAWS to the PCTAC as temporary voting members during this requested PCTAC session for purpose of transparency.
- Second: Commissioner Love
- In Favor: Unanimous
- Opposed: None
- Motion Passes

Other Items

27. Approval of the minutes for the December 12, 2012 Planning Commission meeting.

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

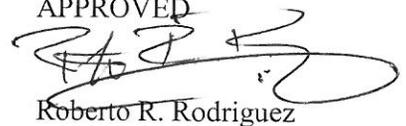
28. Director's report - City Council Action Update (Planning Commission Items sent to Council).

No directors report.

29. Adjournment.

There being no further business, the meeting was adjourned at 5:47 pm.

APPROVED



Roberto R. Rodriguez

ATTEST:



Executive Secretary