



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

PLANNING COMMISSION MINUTES

☞ March 13, 2013 ☞

2:00 P.M.

Roberto R. 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)

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. **2:30 P.M.** - Call to Order, Board Room
3. Roll Call— Present: R. Rodriguez, A. Rodriguez, Oroian, Sherrill, Love, Martinez.
Absent: Kossl, Harris, Peck

4. Citizens to be heard

Linda Chaves-Thompson, to speak in favor of Item #16.

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. **110337:** Request by Mc Fadin Family, LP, for approval of a major plat to subdivide a 136.2557-acre tract of land to establish the **Hickory Hollow Unit-6** Subdivision, generally located north of the intersection of Medina Circle and Kendall Way, outside San Antonio City Limits. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
6. **110381:** (continued from February 27, 2013) Request by Joabert Development Company, for approval of a major plat to replat and subdivide a 14.46-acre tract of land to establish the **Royal Crest Unit 3** Subdivision, generally located east of the intersection of Interstate Highway 35 and Weidner Road, outside San Antonio City Limits. Staff recommendation is **pending**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
7. **120412:** Request by KB Home Lone Star, Inc., for approval of a major plat to subdivide a 1.453-acre tract of land to establish the **Dusty Canyon I** Subdivision, generally located south of the intersection of Dusty Canyon and Semora Oak, outside San Antonio City Limits. Staff recommends **approval**. (Donna Camacho, Planner, (210) 207-5017, Donna.Camacho@sanantonio.gov, Development Services Department)
8. **120415:** Request by Charlie H. Turner, for approval of a major plat to replat and subdivide a 0.384-acre tract of land to establish the **City View Modern Subdivision (IDZ)**, generally located on the northeast corner of Lewis Street and West Laurel Street, within City Council District 1. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
9. **120422:** Request by Meritage Homes of Texas, LLC, for approval of a major plat to replat and subdivide an 11.388-acre tract of land to establish the **Estonia Subdivision Unit 8 Phase B** Subdivision, generally located northeast of the intersection of Estonia Grey and Kihnu Willow, within City Council District 6. Staff recommends **approval**. (Donna Camacho, Planner, (210) 207-5017, Donna.Camacho@sanantonio.gov, Development Services Department)
10. **130014:** Request by KB Home Lone Star, Inc., for approval of a major plat to subdivide a 12.16-acre tract of land to establish the **Fox Grove, Unit 14** Subdivision, generally located east of Dusty Canyon, south of Evans Road, outside San Antonio City Limits. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

11. **130035:** Request by Westover Hills Development Partners LP., for approval of a major plat to subdivide a 9.801-acre tract of land to establish the **Westover Hills, Unit 43** Subdivision, generally located south of the intersection of Westover Hills Boulevard and Raba Drive, within City Council District 6. Staff recommends **approval**. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
12. **130045:** Request by Ignacio S. Cortes & Sylvia M. Cortes, for approval of a minor plat to replat a 0.318-acre tract of land to establish the **Cortes** Subdivision, generally located on the north side of McArthur Avenue, west of Somerset Road, within City Council District 4. Staff recommends **approval**. (Donna Camacho, Planner, (210) 207-5017, Donna.Camacho@sanantonio.gov, Development Services Department)
13. **130102:** * Request by Canyons at Scenic Loop PUD Unit 3, for approval of a major plat to subdivide a 21.162-acre tract of land to establish the **Canyons at Scenic Loop PUD Unit 3** Subdivision, generally located south of the intersection of Scenic Loop Road and Autumn Canyon, outside San Antonio City Limits. Staff recommends **approval**. (Donna Camacho, Planner, (210) 207-5017, donna.camacho@sanantonio.gov, Development Services Department)

Plat Deferral

14. **130185:** Request by Hector Guajardo for temporary utility service prior to plat approval and recordation of the **H & S Subdivision**, a one (1) non-single family lot consisting of 1.02 acres, generally located west of the intersection of Waterwood Pass Drive and Silver Chalice Drive, outside San Antonio City Limits. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Plat Deferral Resolution

15. **120306:** A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of the **Lamm Commons Subdivision Plat**, generally located west of Priest Road, north of Lamm Road, outside San Antonio City Limits. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Land Transactions

16. **S.P. 1708:** A request by Boar 2000, LLC for a resolution supporting the closure, vacation and abandonment of a 0.021-acre portion of an alley (900 square feet) Public Right-of-Way, located between Dwyer Avenue and Aubrey Street adjacent to NCB 928, in City Council District 1. Staff recommends **approval**. (Martha Almeria, (210) 207-6970, martha.almeria@sanantonio.gov, Capital Improvement Management Services)

Comprehensive Master Plan Amendments

17. **PA 13021:** A request by Warner C. Lusardi, for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 16.07 acres of land out of NCB 14859, located at 15502 Babcock Drive from "Mixed Use Tier" to "General Urban Tier", in City Council District 8. Staff

recommends **approval**. (Tyler Sorrells, AICIP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)

Luz Gonzales, 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 Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

Individual Items

Chairman R. Rodriguez requested to move Item # 22 to be considered first under individual.

Comprehensive Master Plan Amendments

18. **PA 13022:** A request by Kevin Denson, 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 1.918 acres of land located near the intersection of Gault Lane and Country Village, legally described as the Northeast 99.93 feet of Lot 7 NCB 11961, from “Business Park” to “High Density Residential”, in City Council District 9. Staff recommends **approval**. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)

Commissioner Love left the boardroom at 2:40p.m. for recusal purposes.

Robert Acosta, Planner, presented item and recommended approval.

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

Commissioner Love entered the boardroom at 2:47p.m.

Commissioner Martinez left the boardroom at 2:47p.m.

Certificate of Determination Appeals

19. **IV-13-001:** Request by Yadira G. Moreno to appeal the Development Services Department Director’s decision to deny the Certificate of Determination for a Plat Exception in accordance with Section 35-430(c) of the City of San Antonio Unified Development Code (UDC), for the property located at 1414 Ceralvo Street, within City Council District 5. Staff recommends **denial**. (Donna Camacho, Planner, (210) 207-5017, Donna.Camacho@sanantonio.gov, Development Services Department)

Donna Camacho, Planner, presented item and recommended denial.

Yadira Moreno, Applicant, spoke in favor of the item.

Motion: Commissioner Oroian to deny staff recommendation of denial and approve the applicants request and issue a certificate of determination.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

Certificate of Determination Appeals

20. **IV-13-002:** Request by Jorge a Vasquez to appeal the Development Services Department Director's decision to deny the Certificate of Determination for a Plat Exception in accordance with Section 35-430(c) of the of San Antonio Unified Development Code (UDC), for the property located at 24055 Campbellton Road, outside San Antonio City Limits. Staff recommends **denial**. (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Larry Odis, Planner, presented item and recommended denial.

Jorge A. Vasquez, Applicant, spoke in favor of the item.

Motion: Commissioner Oroian to concur with staff recommendation and approve item as presented.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

Land Transactions

21. **S.P. 1703:** A request by Bay Valley Foods, LLC for a resolution declaring as surplus 9.5 acres of vacant City-owned property in City Council District 6 located within the Southwest Business and Technology Park (SWBTP) in New City Block 13940 south of 5301 W. Old Highway 90 between Callaghan Road and State Highway 151 and authorizing its sale to Bay Valley Foods, LLC, in City Council District 6. Staff recommends **approval**. (Jesse Quesada, (210) 207-6971, jesse.quesada@sanantonio.gov, Capital Improvement Management Services)

Jesse Quesada, Planner, presented item and recommends approval.

Motion: Commissioner Sherrill to approve item as presented.

Second: Commissioner Oroian

In Favor: Unanimous

Opposed: None

Motion Passes

Comprehensive Master Plan Amendments

22. **PA 13019:** A request by the City of San Antonio, 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 41.51 acres of land located at 3131 Southeast Loop 410, and further described as NCB 10780 Lot 6; 4530 Sinclair Road, and further described as NCB 10780 Lot 1/ED 1 and 3 C.O.; 4546 Sinclair Road, and further described as NCB 10780 Tract 4; 4614 Sinclair Road, and further described as NCB 10780 Lot 5; 4622 Sinclair Road, and further described as NCB 10780 N 286.4 ft of S IRR 525.33 ft of 15; 4626 Sinclair Road, and further described as NCB 10780 IRR 293.19 ft of 15; 4626 Sinclair Road, and further described as NCB 10780 Lot 25 Excluding N 6.99 Anthony Guajardo UT 4; 4630 Sinclair Road and further described as NCB 10780 Lot 24 Excluding NW 6.99 ft; 4636 Sinclair Road further described as NCB 10780 Lot 23 Excluding N 6.77 Anthony Guajardo UT 4; 4646 Sinclair Road further described as NCB 10780 S 260.47 ft of N 267.24 ft of 18; 4694 Sinclair Road further described as NCB 10780 S 292 ft of 18; 4744 Sinclair Road further described as NCB 10780 S 24.84 ft of N 291.58 ft of 18; Sinclair Road further described as NCB 10780 Block P-400 and P-401; 4818 Sinclair Road further described as NCB 10780 Lot 22 excluding N 6.22' Anthony Guajardo Unit 3; 4848 Sinclair Road further described as NCB 10780 Lot 19 excluding N 6.22 ft; 4902 Sinclair Road further described as NCB 10780 S 137.8 ft of 20; 4906 Sinclair Road further described as NCB 10780 Lot 29 Ramos Cabinets Subdivision; 4914 Sinclair Road further described as NCB 10780 Lot 30 Talamantes Subdivision; 4916 Sinclair Road further described as NCB 10780 P-400A; 4916 Sinclair Road further described as NCB 10780 P-401A from "Urban Living" and "Neighborhood Commercial" to "Community Commercial", in City Council District 2. Staff recommends **approval**. (Tyler Sorrells, AICP, Planner, (210) 207-0157, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)

Tyler Sorrells, Planner, presented item and recommends approval.

The following citizen(s) appeared to speak:

Michael Pogue, spoke in favor of the item.

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

Other Items

23. Approval of the minutes for the February 27, 2013 Planning Commission meeting.

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

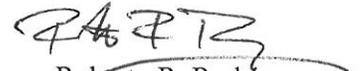
24. Director's report - City Council Action Update (Planning Commission Items sent to Council).

No directors report.

25. Adjournment.

There being no further business, the meeting was adjourned at 3:20 pm.

APPROVED


Roberto R. Rodriguez

ATTEST:



John P. Jacks, Executive Secretary