



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

PLANNING COMMISSION MINUTES

☞ November 14, 2012 ☞

Rob Rodriguez, *Chair Pro Tem*

Andrea Rodriguez
Jody R. Sherrill
Daniel D. Kossl
Donald Oroian

Kevin Love
George Peck
Zachary Harris

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. **2:00 P.M.** - Call to Order, Board Room
3. Roll Call – Present: R. Rodriguez, A. Rodriguez, Oroian, Love, Peck, Sherrill, Kossl, Harris
Absent: None
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

Combined Hearing

Plats

7. **110117:** Request by Centex Real Estate Corp., for approval of a major plat to replat a 5.283-acre tract of land to establish the **The Bluffs of Lost Creek, Unit 5D**, generally located west of the intersection of Paraiso Haven and Rio Bank, outside San Antonio City limits. Staff recommends **approval**. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
10. **120197:** Request by the Methodist Healthcare Ministries of South Texas, Inc., for approval of a minor plat to replat a 7.490-acre tract of land to establish the **Wesley Health & Wellness Campus**, generally located north of the intersection of Berlin Avenue and Lenard Street, within City Council District 5. Staff recommends **approval**. (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)
11. **120211:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 7.669-acre tract of land to establish the **Hillcrest Subd. Unit 5B PH 1B**, generally located southeast of the intersection of Cagnon Road and Spurs Ranch, outside San Antonio City limits. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
12. **120320:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 6.072-acre tract of land to establish the **Solana Ridge Subdivision Unit 6A**, generally located south of the intersection of Calypso Dawn and Aphrodite Mist, within City Council District 4. Staff recommends **approval**. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
13. **120346:** Request by Warren Castillo, for approval of a minor plat to replat a .555-acre tract of land to establish the **Castillo Subdivision**, generally located east of Higgins Road, south of Viewcrest, within City Council District 10. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
14. **120458:** Request by Christopher Sandoval, for approval of a minor plat to replat a 0.518-acre tract of land to establish the **Timberwood Park Unit 24 BSL**, generally located on the south side of Shostakovich, east of Symphonic Hill, outside San Antonio City limits. Staff recommends **approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Time Extension

16. **080100:** Request by Laredo OFR. LTD., for a one (1) year site improvement time extension in accordance with Section 35-430(f)(2) of the City of San Antonio Unified Development Code ("UDC"), for the **Sablechase Unit-4 Enclave Subdivision**, generally located on the east side of Old Fredericksburg Road, north of Ralph Fair Road, Outside San Antonio City Limits. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Variance

17. **TPV 12-005:** Request by the San Antonio Water System (“SAWS”) for a Tree Preservation variance from the UDC, Section 35-523(h), 100-Year Floodplain and Environmentally Sensitive Areas, for the **Western Watershed Sanitary Sewer Relief Line-Lower Segment-Project 1**, to improve two (2) existing sewer lines generally located at the intersection of I.H. 35 and Edwards Schlundt Road and extends approximately 1.23 miles to the southwest terminating at Loop 410 west of Leon Creek, within City Council District 4. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Land Transaction

18. Resolution authorizing the acquisition and disposition of real property, approximately 0.5122 acres of land area known as 1434 East Commerce and 323 Idaho located in New City Block 598 in Council District 2. (David A. McGowen, Real Estate Manager, (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development Office).

Comprehensive Master Plan Amendments

19. **PA13001:** A request by S. Jason Westmoreland, 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 5.81 acres of land, located at 5240 Medical Drive, and legally described as NCB 17108, Block 1, Lot 5 from “Regional Center” to “Mixed Use Center”, in City Council District 8. Staff recommendation pending. (Tyler Sorrells, AICP Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)
20. **PA13002:** A request by Brown and Ortiz, PC, for approval of a resolution to amend the future land use plan contained in the **Near Northwest Community Plan**, a component of the Master Plan of the City, by changing the use of approximately 0.1377 acres of land out of NCB 8349 located northeast of the intersection of Woodlawn Avenue from “Mixed Use” to “Community Commercial”, in City Council District 7. Staff recommendation is approval. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)

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

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

Commissioners departed the boardroom at 2:08 p.m. for executive session.

Commissioners returned to the boardroom at 2:25 p.m. from executive session.

Commissioner departed the boardroom at 2:25 p.m. for purpose of recusal.

Individual

6. **110072:** Request by Shaggy Development, LLC, for approval of a major plat to subdivide a 31.632-acre tract of land to establish the **Wortham Oaks, Unit-10 (Enclave)**, generally located north of the intersection of Wortham Oaks Boulevard and Evans Road, 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.

Motion: Commissioner Sherrill to follow staff recommendation of approval.
Second: Commissioner A. Rodriguez
In Favor: R. Rodriguez, A. Rodriguez, Sherrill, Peck, Love, Harris, Oroian
Recusal: Kossl
Opposed: None
Motion Passes

8. **120126:** Request by Shaggy Development, LLC, for approval of a major plat to subdivide establish a 24.438-acre tract of land to establish the **Wortham Oaks, Unit 9 (Enclave)**, generally located north of Evans Road west of Wortham Oaks Boulevard, outside San Antonio City limits. Staff recommends **approval**. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Larry Odis, Planner, presented item and recommended approval.

Motion: Commissioner Sherrill to follow staff recommendation of approval.
Second: Commissioner A. Rodriguez
In Favor: R. Rodriguez, A. Rodriguez, Sherrill, Peck, Love, Harris, Oroian
Recusal: Kossl
Opposed: None
Motion Passes

9. **120141:** Request by Rogers 1604 Commercial, LTD., for approval of a major plat to subdivide a 16.045-acre tract of land to establish the **Vantage at Shavano Park**, generally located on the west side of Northwest Military Highway (F.M. 1535), north of Charles Anderson Loop 1604, within City Council District 8. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Richard Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner A. Rodriguez to follow staff recommendation of approval.
Second: Commissioner Oroian
In Favor: R. Rodriguez, A. Rodriguez, Sherrill, Peck, Love, Harris, Oroian
Recusal: Kossl
Opposed: None
Motion Passes

Commissioner returned to the boardroom at 2:30 pm.

Planned Unit Development (PUD) Plan

15. **PUD 12-006:** Request by Armadillo Construction Co., LTD, for approval of **The Waters Edge a Planned Unit Development (PUD) Plan**, generally located on the southwest corner Waters Edge Road and Cable Ranch Road, within City Council District 6. Staff recommends **approval**. (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Richard Carrizales, Planner, presented item and recommended approval.

Richard Hinebaugh, citizen, spoke in opposition.

Motion: Commissioner Oroian to follow staff recommendation of approval.
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

21. **PA13003:** A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the **Dignowity Hill Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 6.64 acres of land, generally located at 1) 830 Nolan Street, 910 Nolan Street, 705 North Pine Street and 702 North Pine Street from "Neighborhood Commercial" to "Low Density Mixed Use"; 2) 1109 Nolan Street from "Public Institutional" to Low "Density Residential"; 3) 507 Burnet Street, 424 Lamar Street, 430 Lamar Street, 502 Lamar Street, 504 Lamar Street, 506 Lamar Street, 508 Lamar Street, 509 Lamar Street, 511 Lamar Street, 513 Lamar Street, 916 North Hackberry Street, 1003 North Hackberry Street, 1010 North Hackberry Street, 1011 North Hackberry Street, 1012 North Hackberry Street, 1017 North Hackberry Street, 1021 North Hackberry Street and the property located at the northeast corner of Burleson and Olive Streets, legally described as Lot A15, BLK 17, NCB 515 from "Low Density Residential" to "Low Density Mixed Use"; and, 4) 509 Burleson Street from "Neighborhood Commercial" to "Low Density Residential", in City Council District 2. Staff recommends approval. (John Osten, Senior Planner, (210) 207-2187, john.osten@sanantonio.gov, Department of Planning and Community Development)

John Osten, Department of Planning and Community Development, presented item and recommended approval of the request to amend from Low Density Residential, Neighborhood Commercial and Public Institutional land use to Low Density Mixed Use and Low Density Residential land use.

Valerie Cortez, citizen, spoke in opposition.

Motion: Commissioner Oroian to recommend approval of the request to amend from Low Density Residential, Neighborhood Commercial and Public Institutional land use to Low Density Mixed Use and Low Density Residential land use on approximately 3.575 acres located at 830, 910, 1109 Nolan Street, 702 and 705 North Pine Street, 507 Burnet Street, 509 Burleson Street and the property legally described as Lot A15, Block 17, NCB 515.
Second: Commissioner Peck
In Favor: R. Rodriguez, A. Rodriguez, Oroian, Love, Peck, Kossel, Sherrill
Opposed: Harris
Motion Passes

Other Items

22. Briefing on the City South Management Authority Effectiveness Study and Economic Development Strategic Plan. (Christopher Looney, (210) 207-5889, christopher.looney@sanantonio.gov, Planning and Community Development Department)

Commissioner A. Rodriguez departed at 3:21 p.m.

23. Consideration of amendments to the Unified Development Code (UDC) sections 35-388, 35-424, 35-488, 35-497, 35-A101 and 35-B118 relative to Sexually Oriented Business use regulations, licensing and appeal procedures, penalties, definitions and application requirements. (Paul Wendland, III, (210) 207-8961, Paul.WendlandIII@sanantonio.gov, Office of the City Attorney)

Motion: Commissioner Kossl to follow staff recommendation of approval.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

24. Approval of the minutes for the October 24, 2012 Planning Commission meeting.

Motion: Commissioner Kossl to approve the October 24, 2012 Planning Commission meeting minutes.
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

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

5. Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem

Motion: Commissioner Kossl to nominate Commissioner R. Rodriguez for Vice Chair.
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

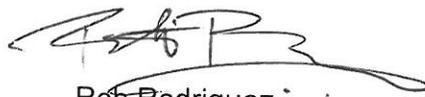
Motion: Commissioner Love to nominate Commissioner Oroian as Vice-Chair.
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes

Motion: Commissioner Oroian to nominate Commissioner A. Rodriguez as Pro-Tem.
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes

26. Adjournment.

There being no further business, the meeting was adjourned at 3:36 pm.

APPROVED



Rob Rodriguez

ATTEST:



Executive Secretary