



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

PLANNING COMMISSION Minutes

November 28, 2012

Rob Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck

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 intérpretes 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, Oroian, A Rodriguez, Kossl, Harris, Love, Peck
Absent: Sherrill, Martinez
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

Commissioner Kossl was recused and left the boardroom at 2:05 p.m.

Plats

5. **120062:** Request by Hughes Sage II, LP, for approval of a major plat to replat and subdivide a 54.094-acre tract of land to establish **IH 37/FM Loop 1604 Commercial**, generally located northwest of the intersection of Loop 1604 and Interstate Highway 37 South, outside San Antonio City Limits. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
6. **120200:** Request by Rudy Davila, for approval of a minor plat to subdivide a 2.556-acre tract of land to establish **Alamo Farmsteads – Davila Subdivision**, generally located at the northwest corner of Stonykirk Road and Hollyhock Road, within City Council District 7. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
7. **120212:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to replat and subdivide a 5.877-acre tract of land to establish **Hillcrest Unit 5A Phase 2A Subdivision**, generally located on the east side of Cagnon Road, north of U.S. Highway 90, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
8. **120257:** Request by Hector Nava for approval of a minor plat to replat a 0.8510-acre tract of land to establish **Nava Subdivision**, generally located south of Castroville Road, west of Southwest 34th Street, within City Council District 6. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)
9. **120265:** Request by SA Kinder Ranch Unit 7, Ltd., for approval of a major plat to subdivide a 13.172-acre tract of land to establish **Kinder Northeast Unit 6B & 7A (PUD)**, generally located west of Bulverde Road, north of Kinder Parkway, outside San Antonio City Limits. **Staff recommends approval.** (Rudy Muñoz, Planner, (210) 207-5014, rudy.munoz@sanantonio.gov, Development Services Department)
10. **120277:** Request by Centex Homes, for approval of a major plat to subdivide a 7.892-acre tract of land to establish **Silver Oaks Subdivision Unit 17**, generally located north of the intersection of Crown Silver and Fieldcrest Run, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
11. **120351:** Request by TXBC Meadows L.P., for approval of a major plat to subdivide a 15.91-acre tract of land to establish **Champions Park, Unit-7 Subdivision**, generally located south of Marbach Road, west of Thunder Gulch, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

12. **120400:** Request by Joe W. Conrad and Henry W. Christopher, Jr. for approval of a major plat to replat a 5.758-acre tract of land to establish **The Gardens at Oakland Estates**, generally located southwest of the intersection of Prue Road and Oakland Road, within City Council District 8. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Plat Deferral

13. **130041:** Request by David Uhl for temporary utility service prior to plat approval and recordation of the **UHL Subdivision** for one (1) single family lot consisting of two (2) acres, located at 93824 Stuart Road, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Time Extension

14. **070320:** Request by KB Homes 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 **Falcon Landing Unit-1 Subdivision**, generally located west of the intersection of Culebra Road and Geronimo Drive, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Land Transactions

15. **S.P. 1650:** Resolution supporting and recommending City Council approve a request by VIA for a 10-year License Agreement to use public right-of-way under the UPRR Commerce Street overpass between Medina and Salado (NCB 247) in Council District 5. **Staff recommends conditional approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvement Management Services)

Comprehensive Master Plan Amendments

16. **PA 13004:** Request by Roger R. Jimenez, for approval of a resolution to amend the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Master Plan of the City, by changing the use of approximately 2.8876 acres of land at 8590 Bandera Road from "Medium Density Residential" to "Community Commercial", in City Council District 7. Staff recommendation is pending. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)
17. **PA 13005:** Request by Matt Johnson PE and Andrew C. Guerrero, for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 72.084 acres of land out of County Block 4297, a portion of the 16000 Block of Applewhite Road located on the west side of Applewhite Road, between Old Applewhite Road and Lone Star Pass, from "Agribusiness/RIMSE Tier" to "Specialized Center", in City Council District 4. Staff recommends 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 Oroian
In Favor: Unanimous
Opposed: None
Recuse: Commissioner Kossl
Motion Passes

Commissioner Kossl returned to the boardroom at 2:10 p.m.

Other Items

18. Approval of the minutes for the November 14, 2012 Planning Commission meeting.

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

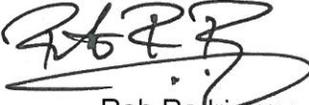
19. Director's report - City Council Action Update (Planning Commission Items sent to Council).

Commissioner Oroian made a motion to add an item to discuss the current state of the plat note info bulletin during the next work session

Motion: Commissioner Oroian
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

20. Adjournment.

There being no further business, the meeting was adjourned at 2:15 pm.

APPROVED

Rob Rodriguez

ATTEST:


Executive Secretary