



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

PLANNING COMMISSION MINUTES

☞ April 10, 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. **2:00 P.M.** - Call to Order, Board Room
3. Roll Call – Present: R. Rodriguez, Oroian, Kossl, Love, Peck, Martinez, A. Rodriguez, Harris.
Absent: Sherrill.
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

5. **060588:** Request by Lennar Homes of Texas Land and Construction, Ltd., to **rescind** the approval of Plat 060588, Alamo Ranch Unit 41D PUD, Subdivision and replace it with Plat 120434. The subject property is located north of the intersection of Cascade Hills and Suncatcher, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
6. **120147*:** Request by Anaqua Springs Ranch, Inc., for approval of a major plat to subdivide a 16.610-acre tract of land to establish the **Anaqua Springs Ranch VI-A4, PUD** Subdivision, generally located southwest of the intersection of Creekside Cove and Anaqua Springs, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
7. **120159:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 9.731-acre tract of land to establish the **Alamo Ranch Unit 21A-1** Subdivision, generally located at the southeast corner of Roft Road and Texana Cove, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
8. **120384:** Request by Bradley T. Lodde, for approval of the minor plat to replat and subdivide a 0.843-acre tract of land to establish the **Blue Ridge Estates** Subdivision, generally located south of Blue Crest lane, northeast of Bitters Road, within City Council District 9. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
9. **120434:** Request by Lennar Homes of Texas Land and Construction, Ltd., for approval of a major plat to subdivide a 15.543-acre tract of land to establish the **Alamo Ranch Unit 41D Phase 1 PUD** Subdivision, generally located north of the intersection of Cascade Hills and Suncatcher, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
10. **130116:** Request by Meritage Homes of Texas LLC, for approval of a major plat to subdivide a 11.442-acre tract of land to establish the **Estonia Unit 6 PH A & B** Subdivision, generally located south of the intersection of Yormis Nest and Estonia Grey, within City Council District 6. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
11. **130127:** Request by Brooks Development Authority, for approval of a major plat to subdivide a 4.000-acre tract of land to establish the **BCB Unit 4 Hotel** Subdivision, generally located on the north side of City Base Landing, west of Goliad Road, within City Council District 3. **Staff**

recommends approval. (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Land Transactions

12. ~~The San Antonio Public library seeks **approval** for the acquisition through dedication of a fee simple title to 5.73 acres of a donated site of privately owned real property located at U.S. Highway 87 East in NCB 18274 in council District 2. This project provides for the development of a branch library in Council District 2. The donation of this site allows the San Antonio Public Library Department to fulfill a commitment made to the citizens of San Antonio in the 2012 Bond initiative to build a new branch library to serve the communities on the East side. A new library in this area is crucial to the Library Departments efforts to serve this growing and library underserved area of the city. The City of San Antonio has completed due diligence and this site has been accepted by the Library Board of Trustees by action at its meeting on March 27, 2013. Staff recommends **Approval**. (Rich Walker, Project Control Manager, (210) 207-2637, rich.walker@sanantonio.gov) – **Postponed per Library Staff.**~~

Comprehensive Master Plan Amendments

13. **PA 13027:** A request by Eric Lee Hernandez, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.8396 acres of land out NCB 8669 located at 2702 Castroville Road from “Civic Center” to “General Urban Tier”, in City Council District 6. Staff recommends Approval. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov , Department of Planning and Community Development)
14. **PA 13028:** A request by Brown & Ortiz, P.C., 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 future land use of approximately 16.884 acres of land legally described as NCB 17333, Block 1, Lot 1, located between Huebner Road and Woodstone Drive, west of Vance Jackson Road from “Mixed Use Center” to “General Urban Tier,” in City Council District 8. Staff recommendation pending. (Sidra Maldonado, Senior Planner, (210) 207-8187, Sidra.Maldonado@sanantonio.gov, Department of Planning and Community Development)

Donna Camacho, Planner, presented items and recommended approval.

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

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

Individual Items

Plats

15. **120347:** Request by Roberto Garcia, for approval of a major plat to replat and subdivide a 3.958-acre tract of land to establish the **Harlandale Acres No 22** Subdivision, generally located west of the intersection of West Ansley Street and Escalon Street, within City Council District 3. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Larry Odis, Planner, presented item and recommended approval.

The following citizen(s) appeared to speak:

Ilda Robles, Spoke in opposition.

Maria D. Gomez, Spoke in opposition.

James g. Gomez, Spoke in opposition.

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

Variance

16. **FPV 13-002:** Request by Jon Adame, P.E., for approval of a floodplain variance to 235-acre tract of land request for the **Steubing Farms CLOMR**, generally located northwest of the intersection of Babcock and De Zavala Road, outside San Antonio City Limits. **Staff recommends approval.** (Sabrina Santiago, EIT, CFM, Senior Engineering Associate, (210) 207-0182, sabrina.santiago@sanantonio.gov, Public Works Department)

Sabrina Santiago, Planner, presented item and recommended approval.

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

Comprehensive Master Plan Amendments

17. **PA 13029:** A request by Brown and Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 17.14 acres of land out of NCB 34393, located at located at the northwest corner of Potranco Road and Carson Hill, west of Ellison Drive from “Suburban Tier” to “General Urban Tier”, in City Council District 6. Staff recommendation pending. (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov , Department of Planning and Community Development)

Tyler Sorrells, Planner, presented item and recommended approval.

James Griffin, Representative for Brown And Ortiz, requested a continuance until the next Planning Commission Meeting on April 24, 2013.

The following citizen(s) appeared to speak:

Jan Wells, spoke in opposition.

Adam Longoria, spoke in opposition.

Anthony Olsen, spoke in opposition.

Suzette Valles, spoke in opposition.

Motion: Commissioner Martinez made a motion for a two week continuance, until the next Planning Commission Meeting on April 24, 2013.

Second: Commissioner Kossel

In Favor: Unanimous

Opposed: None
Motion Passes

Other Items

18. Discussion and appointment of Planning Commission members to the Comprehensive Plan Advisory Committee and CSMA Effectiveness Study Implementation Task Force. Rudy Nino, Jr., AICP Planning Manager - Strategic Planning Division Department of Planning & Community Development

Rudy Nino, Senior Planner presented the item.

A Motion was made by Commissioner Oroian and Seconded by Commissioner Kossl to appoint Commissioner Martinez to the CSMA Effectiveness Study Implementation Task Force.

Motion: Commissioner Oroian to appoint Commissioner Martinez.
Second: Commissioner Kossl
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Kossl left the boardroom at 2:55 p.m. and did not vote for the appointed Commissioners on the Comprehensive Plan Advisory Committee.

A Motion was made by Commissioner Oroian and Seconded by Commissioner Peck to appoint Commissioners A. Rodriguez, Harris and Martinez to serve on the Comprehensive Plan Advisory Committee.

Motion: Commissioner Oroian to appoint Commissioners A. Rodriguez, Harris & Martinez.
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

19. Approval of the minutes for the March 27, 2013 Planning Commission meeting.

Motion: Commissioner Harris to approve the minutes.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

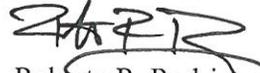
20. Director's report - City Council Action Update (Planning Commission Items sent to Council).

No Directors Report.

21. Adjournment.

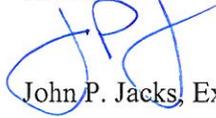
There being no further business, the meeting was adjourned at 2:58 p.m.

APPROVED



Roberto R. Rodriguez

ATTEST:



John P. Jacks, Executive Secretary