



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

PLANNING COMMISSION MINUTES

☞ April 23, 2014 ☜

2:00 P.M.

Roberto R. Rodriguez, *Chair*
Marcello Diego Martinez, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
George Peck
Michael Garcia Jr.

Kevin Love
Zachary Harris
Angela Rinehart

Ex-Officio Members

Orlando Salazar, *Chair Zoning Commission*
Rey Saldana, *Councilmember*

Andrew Ozuna, *Chair Board of Adjustment*
Sheryl Sculley, *City Manager*

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) 207-7268 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) 207-7268 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, Lone Star 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. A majority of appointive members, other than ex officio, shall constitute a quorum.

2. 2:00 P.M. - Call to Order, Training Rooms A&B

3. Roll Call– Present: R. Rodriguez, Martinez, A. Rodriguez, Rinehart, Peck, Sherrill, Garcia, Harris
Absent: Love

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. **060525:** Request by Mosaic Land Development, LLC., to **rescind** the approval of Plat 060525, **Boulders at Canyon Springs, Unit-2 Enclave**, Subdivision. The subject property is generally located south west of the intersection of Quiet Rapids and Canyon Golf Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
6. **120286:** *Request by Fourth Quarter Properties LXIV, LP., for approval of a major plat to subdivide a 2.68-acre tract of land to establish the **Talavera Ridge Phase 3A MPCD** Subdivision, generally located northwest of the intersection of Old Camp Bullis Road and Talavera Ridge. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).
7. **130182:** *Request by La Cantera Development Company, for approval of a major plat to replat and subdivide a 91.663-acre tract of land to establish the **La Cantera West Ridge** Subdivision, generally located north of Loop 1604, west of La Cantera Parkway. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
8. **130316:** Request by Continental Homes of Texas, L.P., for approval of a major plat to plat a 8.987-acre tract of land to establish the **Redbird Ranch, Unit 7C** Subdivision, generally located east of the intersection of Holliman Parkway and Cinnamon Teal. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).
9. **130362:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 9.425-acre tract of land to establish the **Redbird Ranch, Unit 6B** Subdivision, generally located northwest of the intersection of Holliman Parkway and Reeves Loop. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
10. **130387:** Request by Forestar (USA) Real Estate Group, for approval of a major plat to subdivide a 13.17-acre tract of land to establish **Amorosa, Phase 3 (Enclave)** Subdivision, generally located east of the intersection of TPC Parkway and Resort Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
11. **130428:** Request by Karta Real Estate, LP., for approval of a major plat to replat and subdivide a 6.962-acre tract of land to establish the **Dominion Crossing, Unit 2** Subdivision, generally located southeast of the intersection of Stonewall Parkway and Stonewall Hill. **Staff recommends Approval.**

*Military Notification

(Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).

12. **130448:** *Request by Trinity Oaks SA, Ltd., for approval of major plat to replat and subdivide a 10.5118-acre tract of land to establish the **Tuscan Oaks, Unit-3B P.U.D.** Subdivision, generally located south of the intersection of Rustic Brook and Tuscan Canyon. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).
14. **130621:** *Request by H.M. Leonard, L.P., for approval of a major plat to subdivide a 18.341-acre tract of land to establish the **Balcones Creek Ranch Unit 5 Enclave**, Subdivision, generally located west of the intersection of Jon Boat Way and Bettina. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
15. **130684:** Request by Southerland Canyons, LLC, for approval of a major plat to subdivide a 49.446-acre tract of land to establish the **The Canyons at Scenic Loop Unit 5B P.U.D.** Subdivision, generally located west of the intersection of Scenic Loop Road and Cross Mountain Trail. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
16. **140016:** *Request by Texas Community Bank, for approval of a major plat to subdivide a 10.725-acre tract of land to establish the **Boulders at Canyon Springs, Unit 2 (Enclave)**, generally located south west of the intersection of Quiet Rapids and Canyon Golf Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
17. **140099:** Request by KB Home Lone Star, Inc. for approval of a major plat to subdivide a 2.254-acre tract of land to establish the **Fox Grove, Unit 9B** Subdivision, generally located southeast of the intersection of Evans Road and Dusty Canyon. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).
18. **140201:** *Request by A E Secure Investment Corp, for approval of a minor plat to replat a 0.1637 acre tract of land to remove a 20 foot building setback line to establish the **Lackland City Subdivision Unit 236 BSL**, generally located south of the intersection of Marina Bay Drive and Silver Bow Drive. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).

Time Extensions

19. **090217:** Request by J.C. Pace, LTD., for approval of a (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code, for the **Traders Village Park** Subdivision, generally located southeast of Old Pearsall Road, southwest of Loop 410. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
20. **090285:** Request by HM Stonewall Estates, Ltd., for approval of a (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code, for the **Stonewall Estates Unit 4B P.U.D.** Subdivision, generally located northeast of the intersection of Pax Hill and Vanity Hill. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

21. **PA 14014:** A request by Kaufman & Killen, Inc., 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 3.565 acres of land out NCB 14697, located at the southeast corner of Huebner Road and Research Drive, from “Mixed Use Center” to “Regional Center”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
22. **PA 14036:** A request by Ana Maria Garza, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification of approximately 0.35 acres of land out of NCB 8615, located on the south side of Linda Lou Drive, east of South Presa Street, from “Low Density Residential” to “Business Park”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Richard Carrizales, Planner, presented the combined hearing items and recommended approval.

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

Motion: Commissioner Peck to approve items on the combined hearing as presented.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passes

Individual Hearing

13. **130544:** *Request by BLD Scenic Loop, L.L.C., for approval of a major plat to subdivide a 27.188-acre tract of land to establish the **Leon Creek Estates** Subdivision, generally located south of the intersection of Boerne Stage Road and Boerne Forest. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)..

Richard Carrizales, Planner, presented the item and recommended approval.

Chris Dice, Representative for Cude Engineers, was available to answer questions.

Chris Fields, Current Owner/Developer, was available for questions.

Citizens to Speak:

Georgina Schwartz, spoke in opposition.

Mary Fenstermaker, spoke in opposition.

Carol McMorris, was unavailable.

Anne Fenstermaker, spoke in opposition.

Clark Terrell, gave his time to Anne Fenstermaker.

Keith Fisher, gave his time to Anne Fenstermaker.

Susan Beavin, spoke in opposition.

Roberto Botello, spoke in opposition.

Margaret Gueco, spoke in opposition.

Charlotte Kahl, spoke in opposition.

Greg Pasttor, spoke in opposition.

Myfe Moore, spoke in opposition.

Margaret Day, spoke in opposition.

Benjamin Bradshaw, spoke in opposition.

Matt Bishop, spoke in opposition and requested a two week continuance until the next planning commission meeting on May 14, 2014.

Motion: Commissioner Martinez made a motion to approve the item.

Second: Commissioner Rinehart

In Favor: Peck, Rinehart, Martinez

Opposed: Garcia, Harris, Sherrill, A. Rodriguez, R. Rodriguez
Motion Fails

Commission left the boardroom for Executive Session at 3:33 p.m.

Commission reentered the boardroom at 4:00 p.m.

No second motion was made for this item and no action was taken.

23. **PA 14037:** A request by David Pressman, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use land use classification of approximately 138.73 acres of land out of NCB 16581 and CB 5081, located on the west side of Loop 1604 approximately 4,000 feet north of Interstate Highway 10, from "Parks/Open Space" to "Light Industrial". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Catherine Hernandez, Zoning Manager, presented the item and recommended approval.

Motion: Commissioner Martinez made a motion to approve the item.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None
Motion Passes

24. **PA 14038:** A request by City of San Antonio 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 7.415 acres of land out of NCB 17866, located at 18952 Redland Road, from "Suburban Tier" to "Regional Center" and "Specialized Center". **Staff recommends Denial.** (John Osten, Sr. Planner, (210) 207-2187, john.osten@sanantonio.gov, Development Services Department)

Catherine Hernandez, Zoning Manager, presented the item and recommended denial of the request with an alternate recommendation that would not require a plan amendment. Ms. Hernandez explained that the City was initiating the case to correct an administrative error that occurred as a result of the rezoning of the adjacent property. As a result of that error, the property owners for 18952 Redland Road received a Zoning Verification Letter in 2006 that provided the incorrect zoning. Ms. Hernandez explained that although the City was initiating the case to rezone the property based on the information provided to the property owners in the letter, the Zoning Section staff is required to provide a technical review and analysis and is recommending an alternate rezoning that would not require a plan amendment, however, the property owner does not agree with the staff recommendation.

Citizens to Speak:

Shirley Sharpsteen, spoke in opposition and requested C3-I1 zoning be allowed as stated in the letter the property owners received in 2006.

Motion: Commissioner Harris made a motion to approve the land use change from Suburban Tier to Regional and Industrial.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

Other Items

25. Approval of the minutes for the April 9, 2014 Planning Commission meeting.

Motion: Commissioner Peck to approve the minutes from April 9, 2014.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

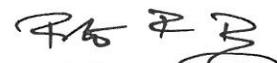
26. Director's report - City Council Action Update (Planning Commission items sent to Council).

None

27. Adjournment.

There being no further business, the meeting was adjourned at 4:25 p.m.

APPROVED


Roberto R. Rodriguez

ATTEST:



John P. Jacks, Executive Secretary