



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

PLANNING COMMISSION MINUTES

☞ August 28, 2013 ☞

2:00 P.M.

Roberto R. Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Daniel D. Kossel
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 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, Kossel, Love, Peck, Martinez, A. Rodriguez, Oroian, Sherrill.
Absent- Harris.
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. **110362:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 19.925-acre tract of land to establish the **Alamo Ranch Unit 36, Phase 2 Enclave** Subdivision, generally located on the south side of La Villita Way, east of Gruene Pass. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
6. **130124:** Request by One KR Venture, L.P., for approval of a major plat to replat and subdivide a 17.46-acre tract of land to establish the **Kallison Ranch Phase 1, Unit 2A** Subdivision, generally located northeast of the intersection of Kallison Bend and Winchester Way. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
7. **130133:** Request by Mission Road Mini-Storage, L.P., for approval of a major plat to replat and subdivide a 7.2757-acre tract of land to establish the **Mission Road-Skeans** Subdivision, generally located northwest of the intersection of S.E. Military Drive and Mission Road. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
8. **130177*:** Request by Plute Homes of Texas, L.P., for approval of a major plat to subdivide a 26.458-acre tract of land to establish the **Vista Bella, Unit 1 Enclave** Subdivision, generally located west of the intersection of Canyon Golf Road and Solitude Cove. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
9. **130478:** Request by Yolanda Colebank, for approval of a minor plat to replat a 0.4007-acre tract of land to establish the **Colebank Acres** Subdivision, generally located north of Copinsay, east of Shetland. **Staff recommends approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
10. **130494:** Request by Meritage Home, for approval of a major plat to subdivide a 0.859-acre tract of land to establish the **Champions Park, Unit 3E** Subdivision, generally located north of the intersection of Unbridled and Gato Del Sol. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
11. **130523:** Request by San Antonio Independent School District, for approval of a minor plat to replat a 21.089-acre tract of land to establish the **Highlands High School BSL** Subdivision, generally located southeast of the intersection of Villareal Street and Elgin Avenue. **Staff recommends approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Plat Deferral

- 12. **130185:** Request by Waterford Development Company, for approval of a plat deferral to allow a temporary utility request prior to plat approval and recordation of the **H & S** Subdivision, a 1.01-acre tract of land, generally located west of the intersection of Waterwood Pass Drive and Silver Chalice Drive. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Time Extensions

- 13. **080131:** Request by Eastgroup Properties L.P., 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 **Alamo Ridge Subdivision**, generally located north of Fairgrounds Parkway, west of Ascot Park Drive. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendment

- 14. **PA 13041:** A request by Bobby Perez, for approval of a resolution to amend the future land use plan contained in the Kelly/ South San PUEBLO Community Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2.554 acres of land out of NCB 6777 located at 2518 SW 21st Street from “Parks/Open Space” to “Low Density Residential”. **Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov , Department of Planning and Community Development)
- 15. **PA 13042:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 3.485 acres of land out of NCB 19142, located at 10438 East Bandera Road from “Community Commercial” to “High Density Residential”. **Staff recommends approval.** (John Osten, Sr. Planner, (210) 207-2187, john.osten@sanantonio.gov , Department of Planning and Community Development)

Richard Carrizales, Planner, presented combined hearing 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 Peck
- In Favor: Unanimous
- Opposed: None
- Motion Passes

Individual Hearing

- 16. (Continued from the August 14, 2013 Planning Commission meeting): A request for authorization to initiate incorporation proceedings by the “Committee for the Incorporation of Sandy Oaks” for approximately four (4) square miles of land located within the Extraterritorial Jurisdiction (ETJ) of the City of San Antonio (COSA). Staff recommends **Denial** as requested and **Approval of an alternate recommendation** to initiate incorporation proceedings for the portion of the requested area on the east side of I.H.-37 South that totals approximately 2.4 square miles. (Rudy Nino, Jr., AICP, Planning Manager,

(210) 207-8389, rudynino@sanantonio.gov, Department of Planning and Community Development)

Christopher Looney, Assistant Director of the Planning and Community Development, presented the item and requested postponement as requested by the applicant.

Art Martinez, representative, requested postponement.

Motion: Commissioner Sherrill to approve postponement of the item.

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

Variance

17. **13-IV-004:** Request by John M. Hill for a variance from the Unified Development Code (UDC) Section 35-506(a)(2) and (q) – Sidewalk Standards to not construct a six (6)foot side walk along Clydeville Road, generally located east of the intersection of Clydeville Road and E. Coker Loop. **Staff recommends denial.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Commissioner Oroian left the boardroom at 2:20 p.m. for recusal purposes.

Richard Carrizales, Planner, presented combined hearing items and recommended denial.

John Hill, Applicant, was available for questions.

Motion: Commissioner Peck made a motion to table the item until the end of the meeting in order to obtain further information from Public Works.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioner Oroian reentered the boardroom at 2:35 p.m.

Land Transactions

18. **S.P. 1641 A-D, 1642, 1655 and 1747:** Consideration of a Resolution supporting and recommending City Council approval to declare seven properties owned by the San Antonio Water System as surplus to the needs of the City, and authorizing SAWS to dispose of the following properties: an approximate 13.09 acre tract of land commonly known as the Otillo Dam Site on Blue Wing Road in County Block 4006 within the ETJ line, an approximate 19 acre tract of land located at 6305 Cagnon Road in County Blocks 4317 and 5197 within the ETJ, an approximate 0.032 acre tract of land located at 15309 Culebra Road in County Block 4404 within the ETJ, an approximate 0.9642 acre tract of land located at 8604 Geronimo Drive in County Block 4499A within the ETJ line, an approximate 268.132 acre tract of land located northeast of Lytle, Texas in County Blocks 4265 and 4266 and County Block 4267 in Bexar and Atascosa Counties within the ETJ line, an approximate 5.02 acre tract of land located at 9823 Marbach Road in NCB 15910 in Council District 4 and an approximate 723.65 acre tract of land located on WT Montgomery Road south of U.S. Hwy. 90 in

County Blocks 4252, 4276, 4320, 4319 and 4318 within the ETJ line. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services)

Mary Fors, Capitol Improvements Management Services, presented the item and recommends approval.

Bruce Havey, Representative, available for questions.

Citizens to Speak:

Susan Beavin, made a statement, to establish communication with SAWS and the City of San Antonio in order to protect these areas of land in question (Otillo Dam Site on Blue Wing Road).

Johanna Parish, made a statement, to establish communication with SAWS and the City of San Antonio in order to protect the areas of land in question (Straus Ranch in Medina).

Motion: Commissioner Martinez

Second: Commissioner Love

In Favor: Unanimous

Opposed: None

Motion Passes

Comprehensive Master Plan Amendment

19. **PA 13037:** A request by Felipe Hinojosa, for approval of a resolution to amend the future land use plan contained in the Midtown Neighborhoods Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.66 acres of land out of NCB 2021, located at 1310, 1316, 1322, and 1326 West Ashby Place and 329 Cincinnati Avenue from "Low Density Residential" to "Public Institutional". **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)

Tyler Sorrells, Planning and Community Department presented the item and requested a two week continuance until the next Planning Commission Meeting on September 11, 2013.

Felipe Hinojosa, Representative, requested a continuance until the next Planning Commission Meeting on September 11, 2013.

Citizens to Speak:

Cosima Colvina, was in favor of the two week continuance.

Motion: Commissioner Sherrill made a motion to approve the request for the two week continuance until the next Planning Commission Meeting on September 11, 2013.

Second: Commissioner Oroian.

In Favor: Unanimous

Opposed: None

Motion Passes

Comprehensive Master Plan Amendment

20. **PA 13043:** A request by Brown & Ortiz, P.C., 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 16.434 acres of land out of NCB 17295 and NCB 12886, located at intersection of Southwest Loop 410 and Texcon Road from “Community Commercial,” “Urban Living,” and “Parks/Open Space” to “Business Park.” **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)

Tyler Sorrells, Planning and Community Department presented the item and recommends approval.

James Griffin, Applicant, available for questions.

Citizens to Speak:

Jim Naumera, spoke in favor.

Allan Boldt, spoke in favor.

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

Comprehensive Master Plan Amendment

21. **PA 13044:** A request by Brown & Ortiz, P.C., 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 use of approximately 0.5949 acres of land out of NCB 7903, N 121.97 ft. of Lot 19A, NCB 7902, S. 204 ft. of N. 334 ft. of Lot 22 located at 645 Chalmers from “Low Density” to “Community Commercial,” in City Council District 5. **Staff recommends approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov, Department of Planning and Community Development)

Sidra Maldonado, Planning and Community Department, presented the item and recommends approval.

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

Variance

22. **13-IV-004:** Request by John M. Hill for a variance from the Unified Development Code (UDC) Section 35-506(a)(2) and (q) – Sidewalk Standards to not construct a six (6)foot side walk along Clydeville Road, generally located east of the intersection of Clydeville Road and E. Coker Loop. **Staff recommends denial.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Commissioner Oroian left the boardroom at 3:17 p.m. for recusal purposes.

Pablo Martinez, Development Services, available to answer questions and provide responses to prior questions and requested postponement of the item so that he may further investigate concerns.

Motion: Commissioner Love to approve the applicants request for a variance and to deny staffs request for denial.

Second: Commissioner Kossl

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioner Oroian reentered the boardroom at 3:25 p.m.

Other Items

23. Approval of revisions to the Establishment and Governance document for the Planning Commission Technical Advisory Committee.

Motion: Commissioner Love made a motion for a two week continuance until the next Planning Commission Meeting on September 11, 2013.

Second: Commissioner Martinez.

In Favor: Love, Martinez, A. Rodriguez, Oroian, R. Rodriguez.

Opposed: Peck, Sherrill, Kossl.

Motion Passes

24. Approval of the minutes for the August 14, 2013 Planning Commission meeting.

Motion: Commissioner Oroian

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

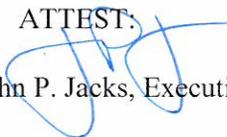
25. Director's report - City Council Action Update (Planning Commission items sent to Council).

None

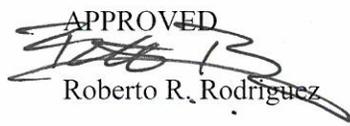
26. Adjournment.

There being no further business, the meeting was adjourned at 3:50 p.m.

ATTEST:


John P. Jacks, Executive Secretary

APPROVED


Roberto R. Rodriguez