



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

## PLANNING COMMISSION MINUTES

### ❧ December 18, 2013 ❧

### 11:00 A.M.

Roberto R. Rodriguez, *Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
Kevin Love  
Zachary Harris  
Angela Rinehart

Marcello Diego Martinez  
George Peck  
Michael Garcia Jr.

*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. **10:00 A.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. **11:00 A.M.** - Call to Order, Board Room
  3. Roll Call- Present – R. Rodriguez, Rinehart, A. Rodriguez, Garcia, Love, Peck, Martinez, Sherrill.  
Absent –Harris
  4. Election of officers-Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem
- Melissa Ramirez, Planning Manager, introduced the Item.

Motion: Commissioner A. Rodriguez made a motion to nominate R. Rodriguez to serve as Chairman of the Planning Commission.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

Motion: Commissioner A. Rodriguez made a motion to nominate Martinez to serve as the Vice Chairman of the Planning Commission.

Second: Commissioner Rinehart

In Favor: Unanimous

Opposed: None

Motion Passes

Motion: Commissioner Rinehart made a motion to nominate A. Rodriguez to serve as Chair Pro Tem for the Planning Commission.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

#### 5. Citizens to be heard

Brian St. John, spoke in favor of Item #28

Susan Pamerleau, spoke in favor of Item # 33

Jonathan Marcus, spoke in favor of Item #28

David Hernandez, spoke in opposition of Item #26

#### **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**

6. **120114:** Request by Vernon Joseph Friesenhahn Trust, Jessica Kathleen Friesnhan Trust, and Rolling Village I Ltd, for approval of a major plat to replat a 14.479-acre tract of land to establish the **Fairview Acres Subdivision, Unit 2**, generally located southwest of the intersection of Nacogdoches Road and Loop 1604. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

7. **120193:** Request by Lennar Homes of Texas Land and Construction, LTD, for approval of a major plat to subdivide a 13.179-acre tract of land to establish the **Ashton Park Unit 2 Ph 5A (Enclave)** Subdivision, generally located west of Sebastian Farm, south of Potranco Road. **Staff recommends**

\*Camp Bullis Notification

- approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **120457:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 13.528-acre tract of land to establish the **Solana Ridge Unit 10** Subdivision, generally located east of the intersection of Galaxy Brook and Vega Horizon. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
  9. **130046:** Request by Armadillo Construction Company, LTD for approval of a major plat to replat and subdivide 22.862-acre tract of land to establish the **Monte Viejo Subdivision Unit 7**, generally located south of the intersection of Pandora Seco and Puente. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
  10. **130095:** Request by Sivage Community Development, Inc., for approval of a major plat to replat and subdivide a 31.99-acre tract of land to establish the **Kriewald Unit 7** Subdivision, generally located north of the intersection of Kriewald Road and Krie Trail. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  11. **130132:** Request by Forestar (USA) Real Estate Group, for approval of a major plat to replat and subdivide a 14.51-acre tract of land to establish the **Amorosa, Phase 2B (Enclave)** Subdivision, generally located east of the intersection of Amorosa Way and Resort Parkway. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
  12. **130248\*:** Request by Shavano Rogers Ranch North No. 3, Ltd., for approval of a major plat to subdivide a 35.52-acre tract of land to establish the **Shavano Highlands Unit 1 PUD** Subdivision, generally located north of the intersection of Shavano Ranch and Loop 1604. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
  13. **130266:** Request by Centex Homes, for approval of a major plat to subdivide a 13.007-acre tract of land to establish the **Silver Oaks Subdivision Unit 21** subdivision, generally located north of the intersection of Oakwood Park and Pure Silver. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
  14. **130277\*:** Request by Centex Homes, for approval of a major plat to replat and subdivide a 9.765-acre tract of land to establish the **Silverado Hills Unit 8** Subdivision, generally located southeast of the intersection of Borgfeld Drive and Canyon Golf Road. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
  15. **130304:** Request by Luckey Ranch Partners, LLC, for approval of a major plat to replat and subdivide a 47.67-acre tract of land to establish the **Luckey Ranch Unit 8, 9, & 10A** Subdivision, generally located west of the intersection of Luckey Ranch and Luckey Tree. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
  16. **130308:** Request by Sivage Community Development, Inc., for approval of a major plat to replat and subdivide a 27.51-acre tract of land to establish the **Talise De Culebra Unit-2** Subdivision, generally

located near the intersection of Aquarelle Way and Coolspring Drive. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

17. **130337:** Request by Granite Properties , LLC, for approval of a major plat to subdivide a 29.365-acre tract of land to establish the **Granite LLC** subdivision, generally located northwest of the intersection of Old Corpus Christi Road and Donop Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
18. **130344:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 13.167-acre tract of land to establish the **Alamo Ranch Unit 50B** Subdivision, generally located south of the intersection of Texas Gold and Rock Mine. **Staff recommendation is approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
19. **130369:** Request by Meritage Homes of Texas, LLC, for approval of a major plat to subdivide a 23.14-acre tract of land to establish the **Talise De Culebra Unit-3A** Subdivision, generally located north of Culebra Road (FM 471), west of Culebra Way. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
20. **130476:** Request by Meritage Homes of Texas, LLC, request to **rescind** the approval of **Plat 130476, The Trails of Providence Subdivision.** The subject property generally located west of the intersection of Oakland Road and Prue Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
21. **130501\*:** Request by North East Independent School District, for approval of a minor plat to replat and subdivide an 86.089-acre tract of land to establish the **Reagan High School Subdivision,** generally located north of the intersection of Ronald Reagan and East Sonterra Boulevard. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
22. **130516:** Request by Michael Lackey, for approval of a major plat to subdivide a 0.402-acre tract of land to establish the **Cevallos Urban Subdivision (IDZ),** generally located west of the intersection of E. Cevallos Street and Probandt Street. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
23. **140069:** Request by Meritage Homes of Texas, LLC, for approval of a major plat to replat a 21.538-acre tract of land to establish **The Trails at Providence Subdivision,** generally located east of the intersection of Oakland Road and Prue Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

## Variance

24. **AEVR FPV# 14-002:** Request by City of San Antonio Park and Recreation for a variance to the Unified Development Code Appendix F, Subdivision C, Section 35-F124(c) which states that, "An increase in water surface elevation is permitted solely when all the following conditions are met: 1.) Property owner owns both sides of the floodplain. 2.) The increase in the regulatory floodplain is contained in a dedicated drainage easement or right-of-way as required per subsection 35-504(d)(3). 3.) Increase in water surface elevation for the 1% annual chance floodplain does not exceed six (6) inches. 4.) No increase in water surface elevations or velocities upstream and downstream outside of the owner's property limits." The site is located at 15698 Pleasanton Road near the confluence of Medina River and Leon Creek. **Staff recommends approval.** (Daniel Aguilar, PE, CFM, Senior

Engineer, (210) 207-0335, daniel.aguilar@sanantonio.gov, Department of Public Works, Planning & Engineering)

### **Comprehensive Master Plan Amendments**

- 25. PA 14011:** (Continued from December 4, 2013 meeting) A request by Salah Diab, for approval of a resolution to amend the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.28 of an acre out of NCB 7981, located at 1509 and 1511 West Southcross Boulevard from “Medium Density Residential” to “Mixed Use”. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Development Services Department)
- 26.** Public hearing and consideration of a resolution **recommending the consent** to create a Public Improvement District and to approve the “Agreement for Services in lieu of Annexation between the City of San Antonio and Westpointe Project and Vise Oaks I, Ltd.” for the Westpointe Public Improvement District located in the City’s extraterritorial jurisdiction. (Nina Nixon-Mendez, Planning Manager (210) 207-2744, nina.nixon-mendez@sanantonio.gov, Department of Planning and Community Development)

Christopher McCollin, 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 Sherrill to approve items on the combined hearing as presented.

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

### **Individual Hearing**

#### **Plat**

- 27. 130395\*:** Request by Gene Liguori, for approval of a major plat to replat and subdivide a 3.773-acre tract of land to establish the **Ruby Ridge** subdivision, generally located south of the intersection of Comanche Gap and Cross Mountain Trail. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Commissioner Love left the boardroom at 11:30 a.m. for recusal purposes.

Ian Benavidez, Planner, presented the item and recommended approval.

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

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

\*Camp Bullis Notification

### Motion Passes

Commissioner Love reentered the boardroom at 11:32 a.m.

### Planned Unit Development

- 28. 13-00013:** Request by Rogers 1604 Commercial, LTD for approval of the **Cornerstone N.W. Military Subdivision PUD Plan**, generally located east of N.W. Military (F.M. 1535) Highway. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Luz Gonzales, Planner, presented the item and recommended approval.

Ken Brown, Applicant, was available for questions.

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

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

### Comprehensive Master Plan Amendments

- 29. MTPA 13002:** (Continued from December 4, 2013 meeting) Consideration of a request to amend the **Major Thoroughfare Plan**, a component of the City of San Antonio Master Plan, by: (1) Realigning a proposed segment of the North/South Connector, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan; and (2) Realigning a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Grosenbacher Road and Highway 211, generally located in west Bexar County. **Staff recommends approval.** (Rebecca Pacini, AICP, Senior Planner, (210) 207-7816, rebecca.pacini@sanantonio.gov, Department of Planning & Community Development)

Rebecca Pacini, presented the item and recommended approval.

Ken Brown, Applicant, requested a continuance until the Planning Commission Meeting on January 8, 2014.

Motion: Commissioner Martinez made a motion to approve the applicants request for a continuance until the Planning Commission Meeting on January 8, 2014.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passes

- 30. PA 14005:** (Continued from December 4, 2013 meeting) A request by William Lambert, for approval of a resolution to amend the future land use plan contained in the Midtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.0505 of an acre out of NCB 1872, located at 115 Michigan Avenue from "Mixed Use" and "Low

Density Residential” to “Mixed Use”. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Development Services Department)

Tyler Sorrells, Development Service Department, presented the item and recommended approval.

William Lambert, applicant, was available for questions.

**Citizens to Speak:**

Jose Interiano, spoke in opposition

Maria Berriozabal, spoke in opposition

Cosima Colvin, spoke in opposition

Sarah Roberts, spoke in favor

Jerry Lockey, spoke in favor

Jessica Fuentes, spoke in opposition

Minerva Fuentes, gave her time to Jessica Fuentes

Tom Turner, spoke in favor

Carol Cunningham, spoke in favor

Carmen Tafolla, spoke in opposition

Monica Fuentes, spoke in opposition

Jacob Valenzuela, spoke in favor

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

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

- 31. PA 14015:** A request by Jaime Noriega, 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 25.951 acres of land out of NCB 14049, located southwest of the intersection of Lookout Road and Toepperwein Road, from “Suburban Tier” to “General Urban Tier”. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Development Services Department)

Commissioner Love left the boardroom at 12:40 p.m. for recusal purposes.

Tyler Sorrells, Development Service Department, presented the item and recommended approval.

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

\*Camp Bullis Notification

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

Commissioner Love reentered the boardroom at 12:45 p.m.

Melissa Ramirez, Planning Manager, stated that item #30 has been postponed until the Planning Commission Meeting on January 8, 2013.

32. ~~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", in City Council District 8. Staff recommends approval. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department) - Postponed~~
33. Public hearing and consideration of a resolution **recommending Development Agreements** for properties in the proposed Limited Purpose Annexation Area guaranteeing continued extraterritorial status of properties which are appraised for ad valorem tax purposes as agricultural, wildlife management or timber use for a period of 10 years. (Nina Nixon-Mendez, Planning Manager (210) 207-2744, nina.nixon-mendez@sanantonio.gov, Department of Planning and Community Development)

Nina Nixon Mendez, Planning Manager, presented the item and requested a continuance until the Planning Commission Meeting on January 8, 2014.

Motion: Commissioner Martinez made a motion to approve the request for a continuance until the Planning Commission Meeting on January 8, 2014.  
Second: Commissioner Garcia  
In Favor: Unanimous  
Opposed: None  
Motion Passes

34. Public hearing and consideration of a resolution recommending to approve the "Agreement for Services in lieu of Annexation between the City of San Antonio and Southwest Independent School District" located in the City's extraterritorial jurisdiction. (Nina Nixon-Mendez, Planning Manager (210) 207-2744, nina.nixon-mendez@sanantonio.gov, Department of Planning and Community Development)

Commissioner Peck left the boardroom at 12:50 p.m. for recusal purposes.

Nina Nixon Mendez, Planning Manager, presented the item and recommended approval.

Bill Atkins, applicant, was available for questions.

Motion: Commissioner Martinez made a motion to approve the item.  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None

\*Camp Bullis Notification

Motion Passes

Commissioner Peck reentered the boardroom at 12:57 p.m.

**35. Other Items**

- 36.** Appoint Planning Commissioners to the Technical Advisory Committee (Christopher Looney, Planning Manager, (210) 207-5889, Christopher.Looney@sanantonio.gov, Development Services Department)

Christopher Looney, Policy Administrator, presented the item.

Motion: Commissioner Sherrill made a motion to nominate Commissioner Love to serve as a member on the Technical Advisory Committee.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

Motion: Commissioner A. Rodriguez made a motion to nominate Commissioner Peck to serve as a member on the Technical Advisory Committee.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

- 37.** Approval of the minutes for the November 13, 2013 and December 4, 2013 Planning Commission meetings.

Motion: Commissioner Peck made a motion to approve the minutes for the November 13, 2013 and December 4, 2013 planning Commission Meetings.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

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

None

Commissioner Peck made a request to reconvene the sub committee on the next Planning Commission Meeting on January 8, 2013.

- 39.** Adjournment.

There being no further business, the meeting was adjourned at 1:10 p.m.

APPROVED



Roberto R. Rodriguez

ATTEST:

John P. Jacks, Executive Secretary

