



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

PLANNING COMMISSION MINUTES
☞ February 26, 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

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)
 - B. Military briefing on organizational changes

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, Martinez, A. Rodriguez, Rinehart, Sherrill, Harris, Love, Peck, Garcia, Salazar (ex--officio Zoning Chairman).
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.

Chairman R. Rodriguez stated that Item #20 was pulled from the Agenda.

~~20. Public hearing and consideration of a resolution recommending approval of a Municipal Boundary Adjustment with the City of Shavano Park for an exchange of territory, with the City of San Antonio receiving 28.27 acres and the City of Shavano Park receiving 5.96 acres, adjacent to Salado Creek. The subject area is generally located to the south of North Loop 1604, to the east of the City of Shavano Park, and to the west of Bitters Road in north San Antonio. **Staff recommends Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov, Department of Planning & Community Development) – **Pulled**~~

Combined Hearing

Plats

5. **120194:** Request by David Grove, for approval of a major plat to subdivide a 9.164-acre tract of land to establish the **Ashton Park Unit 2, Phase 5B (Enclave)** subdivision, generally located south of the intersection of Potranco Road (F.M. 1957) and Holliman Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
6. **130122:** *Request by George “Chip” Field III, for approval of a major plat to replat and subdivide a 10.869-acre tract of land to establish the **10.8 AC District North Tract** subdivision, generally located southeast of the intersection of Interstate Highway 10 West and Presidio Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
7. **130585:** Request by Edward P. Dezevallos, for approval of a major plat to replat a 2.879-acre tract of land to establish the **JTM Number 2** subdivision, generally located southwest of the intersection of Interstate Highway 10 East and Foster Road. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
8. **130588:** Request by Richard Mott, for approval of a major plat to subdivide a 12.198-acre tract of land to establish the **Alamo Ranch Unit 53B, Phase 1** subdivision, generally located west of the intersection of Del Webb Boulevard and La Villita Way. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
9. **140032:** Request by Walter G. Busby for approval of major plat to vacate and resubdivide a 10.938-acre tract of land to establish **Monterrey Village Retail MPCD**, generally located southeast of the intersection of Potranco Road and Hunt Lane. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).

Plat Deferrals

10. **140161:** Request by Becky C. Hardee and Belinda C. Gomez, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **St. Jude Estates** Subdivision, an 5.712-acre tract of land, generally located east of the intersection of FM 1937 and Rabel Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
11. **130185:** A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of **H & S** Subdivision, 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)
12. **130491:** A resolution directing staff to terminate temporary utility service and revoke building permits pending plat approval and recording of **Tamber L. Byrd** Subdivision, generally located north of the intersection of Highway 90 East and Chloe Drive. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Land Transactions

13. **S.P. 1770:** Consideration of a Resolution supporting and **recommending City Council approve** a request to declare as surplus and authorize the sale of a 0.2000 acre unimproved parcel located at 10818 Lima Drive in NCB 11732, Council District 9. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

Comprehensive Master Plan Amendments

15. **PA 14024:** A request by KFW Engineers, 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 use of approximately 10.88 acres of land out of NCB 16554, a portion of the 6600 Block of North Graytown Road, from “Neighborhood Commercial” to “Low Density Residential”. **Staff recommends Approval.** (Robert Acosta, Planner, (210) 207-0157, robert.acosta@sanantonio.gov, Development Services Department)
16. **PA 14026:** A request by City of San Antonio, for approval of a resolution to amend the future land use plan contained in the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.202 acres of land out of NCB 584, located at 301, 305, 309, 313, 315, 319, 323 and 327 North Olive Street, from “Low Density Residential” to “Low Density Mixed Use”. **Staff recommends Approval.** (John Osten, Senior Planner, (210) 207-2187, john.osten@sanantonio.gov, Development Services Department)

Ian Benavidez, 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 A. Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

Individual Hearing

Comprehensive Master Plan Amendments

- 14. PA 13047:** [This item continued from September 11, 2013 and postponed prior to September 25, 2013 public hearing meeting]. A request by City of San Antonio, 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 use of approximately 48.842 acres of land out of NCB 34449, located at 6939 Leslie Road, from “Suburban Tier” to “Civic Center”. **Staff recommends Approval.** (John Osten, Senior Planner, (210) 207-2187, john.osten@sanantonio.gov, Development Services Department)

John Osten, Planner, presented the item and recommended approval.

Debbie Racca-Sittre, Applicant, was available to answer questions.

Citizens to Speak:

Dan Elizondo, spoke in opposition.

Joe Sullivan, designated his time to Dan Elizondo.

Nancy Hernandez, designated her time to Dan Elizondo.

Carissa Razzo, designated her time to Dan Elizondo.

Commissioner Sherrill left the boardroom at 3:05 p.m. and did not vote on this item.

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

Second: Commissioner Garcia

In Favor: Garcia, Martinez, Harris, Peck, R. Rodriguez, A. Rodriguez, Rinehart

Opposed: Salazar, Love

Motion Passes

Chairman R. Rodriguez stated that Items #17-19 would be presented together and will have one motion.

- 17. Public hearing and consideration of a resolution recommending approval of an Extraterritorial Jurisdiction (ETJ) release of approximately 1.8 square miles (1,170 acres) of land from the City of San Antonio to the City of Somerset. The subject areas are described as follows: (1) land generally located to the north of the City of Somerset and bisected by Loop 1604 and Somerset Road; (2) land generally located to the northeast of the intersection of Briggs Road and Benton City Road; (3) land generally located to the west of the intersection of Senior Road and Loop 1604; and, (4) land generally located one-half mile north of the Somerset city limits. **Staff recommends Approval.** (Jacob Floyd, Senior Planner, (210) 207-8389, jacob.floyd@sanantonio.gov, Department of Planning & Community Development)**

18. Public hearing and consideration of a resolution recommending approval of an Extraterritorial Jurisdiction (ETJ) Agreement with the City of Elmendorf for the release of approximately 7.931 acres (0.012 square miles) of land from the City of San Antonio to the City of Elmendorf with certain conditions. The subject area is generally located along State Highway 181 near Kilowatt Road and Adkins-Elmendorf Road, in southeast Bexar County. **Staff recommends Approval.** (Priscilla Rosales-Piña, Planning Coordinator, 210) 207-7839, priscilla.rosales-pina@sanantonio.gov, (Department of Planning & Community Development)
19. Public hearing and consideration of a resolution recommending approval of an Extraterritorial Jurisdiction (ETJ) Agreement with the City of Fair Oaks for the release of approximately 138.33 acres of land from the City of San Antonio to the City of Fair Oaks Ranch with certain conditions. The subject area is generally located to the southwest of the City of Fair Oaks Ranch, east of IH-10 West, south of Fair Oaks Parkway, and west of Monument Oak Street, in northwest Bexar County. **Staff recommends Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov, Department of Planning & Community Development)

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

Rob Killen, representative for Woods of Fair Oaks, was available to answer questions.

Roberto Maldonado, representative for The City of Somerset, was available for questions.

Michael A. Guevara, representative for The City of Elmendorf, was available for questions.

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

Other Items

21. Approval of the minutes for the February 12, 2014 Planning Commission meeting.
22. Director's report - City Council Action Update (Planning Commission items sent to Council).
23. Adjournment.

There being no further business, the meeting was adjourned at 3:47 p.m.

APPROVED



Roberto R. Rodriguez

ATTEST:



John P. Jacks, Executive Secretary