



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

## PLANNING COMMISSION MINUTES

### February 27, 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: Oroian, Kossl, Sherrill, Harris, Love, Peck, Martinez.  
Absent: R. Rodriguez, A. Rodriguez.
4. Citizens to be heard

\*Property is located within the Camp Bullis Notification Area

**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. **110283:** Request by Pulte Homes of Texas, L.P. for approval of a major plat to replat and subdivide a 9.09-acre tract of land to establish the **Alamo Ranch – Unit 34 PH 2** Subdivision, generally located west of the intersection of Crockett Way and Saltillo Way, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5017, donna.camacho@sanantonio.gov, Development Services Department)
6. **120129\*:** Request by Clarence J. Kahlig, for approval of a major plat to replat and subdivide a 15.258-acre tract of land to establish the **KLS-10** Subdivision, generally located on the west side of Interstate Highway 10, north of Oak Drive, within City Council District 8. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
7. **120236:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 22.881-acre tract of land to establish the **Redbird Ranch Unit 6A** Subdivision, generally located north of the intersection of Potranco Road and Hollimon Parkway, outside San Antonio City Limits. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5017, donna.camacho@sanantonio.gov, Development Services Department)
8. **120317\*:** Request by Laredo OFR, Ltd., for approval of a major plat to replat and subdivide a 19.03-acre tract of land to establish the **Sablechase Unit 3-C (Enclave)** Subdivision, generally located north of the extension of Smokey Chase and Mystic Chase, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
9. **120358:** (continued from February 13, 2013) Request by Jonas E. Avila-Villarreal, for approval of a major plat to replat a 1.034-acre tract of land to establish the **Estela** Subdivision, generally located on the east side of Heath Circle, south of Silent Sunrise, within City Council District 7. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
10. **120364\*:** Request by Robert and Amy Metzger, for approval of a minor plat to replat and subdivide a 2.071-acre tract of land to establish The **Castle Wood Forest, Unit-2A** Subdivision, generally located south of the intersection of Hunters Moss and Hunters Knoll, within City Council District 8. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
11. **130047:** Request by John K. Pierret, for approval of a minor plat to replat a 0.376-acre tract of land to establish the **Cibolo Canyon Unit-4, Phase 3A, PUD** Subdivision, generally located north of Crest View Way, east of Crest Noche Drive, outside San Antonio City Limits. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

12. **130102\***: Request by Southerland Palmira, LLC, for approval of a major plat to subdivide a 21.162-acre tract of land to establish the **Canyons at Scenic Loop PUD Unit 3** Subdivision, generally located south of the intersection of Scenic Loop Road and Autumn Canyon, outside San Antonio City Limits. **Staff recommendation pending.** (Donna Camacho, Planner, (210) 207-5017, donna.camacho@sanantonio.gov, Development Services Department)

#### Land Transactions

13. **S.P. 1678**: A request by Rosa Martha Sanchez, for approval of a resolution declaring as surplus and selling a 0.1125-acre tract of vacant City-owned property located at 203 Taos Street, in NCB 10476, in Council District 5. **Staff recommends approval.** (Martha Almeria, (210) 207-6970, martha.almeria@sanantonio.gov, Capital Improvement Management Services)
14. **S.P. 1684**: A request by Fredericksburg Point Partners, LLC, for approval of a resolution supporting the closure, vacation and abandonment of a 0.073-acre portion of an alley (3,179 square feet) Public Right of Way, located between Interstate Highway 10 West/railroad tracks and Fredericksburg Road adjacent to NCB 1968, in Council District 1. **Staff recommends approval.** (Martha Almeria, (210) 207-6970, martha.almeria@sanantonio.gov, Capital Improvement Management Services)
15. A request by the Department of Public Works for consideration of seven (7) public works projects that have potential right-of-way impacts and may require acquisition of property. Four (4) projects are currently included in the adopted FY 2013-2017 Infrastructure Management Program (IMP) Street Maintenance and Advanced Transportation District programs, one (1) project is funded through the 2007 Bond Savings, and two (2) projects are funded through the Stormwater Revenue Bond. **Staff recommends approval.** (Anthony Chukwudolue, (210) 207-8165, anthony.chukwudolue@sanantonio.gov, Public Works)

#### Projects in the Adopted FY 2013-2017 IMP:

1. Bandera Rd. and Mainland Ave. Intersection Improvement Project
2. S Santa Rosa Ave. and El Paso St. Intersection Improvement Project
3. Rochambeau St. Rehabilitation: Hawthorne St. to Sims Ave.
4. Hutchins Place at Pleasanton Road Traffic Signal Improvements

#### Project Funded Through the 2007 Bond Savings:

5. W. Southcross Blvd Sidewalks: S Zarzamora to 300 feet east of Huron St. (south side only)

#### Projects Funded Through the Stormwater Revenue Bond:

6. Carriage Mist Drainage Improvements
7. Ridge Meadows Drainage Improvements

#### Comprehensive Master Plan Amendments

16. **PA 13020**: A Request by Longhorn Recycling, L.P., for approval of a resolution to amend the future land use plan contained in the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 6.25 acres of land out of NCB 12867 LOT P-42H, 42J and P-51, located on East Houston Street between Loop 410 and North Foster Road from "Parks and Open Space" to "Industrial," in City Council District 2. **Staff recommends approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, Sidra.Maldonado@sanantonio.gov, Department of Planning and Community Development)

17. Public hearing and consideration of a resolution recommending the Lone Star Community Plan to City Council to become a component of the City's Comprehensive Master Plan and to supersede the Downtown Neighborhood Plan and the South Central San Antonio Community Plan for a 1.9-square mile area bound by Cesar E. Chavez Boulevard and a Union Pacific Railroad right-of-way on the north, the San Antonio River and Interstate Highway 37 on the east, US Highway 90 on the south, and Interstate Highway 35 on the west. **Staff recommends approval.** (Michael Taylor, Special Projects Manager, (210) 207-0145, Michael.Taylor@sanantonio.gov, Department of Planning and Community Development)

Commissioner Martinez arrived at 2:06 p.m.

Commissioner Sherrill arrived at 2:08p.m.

Larry Odis, Planner, presented items and recommended approval.

Vice Chairman Oroian 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 Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes

### **Individual Items**

Vice Chairman Oroian requested to move Item # 17 to be considered first under individual.

### **Comprehensive Master Plan Amendments**

18. **PA13006:** A request by Carlos Lomelin and Hector Islas, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.799 acres of land out of NCB 1726, located at 211, 215 and 219 E. Courtland Place and 2003 and 2011 McCullough Avenue from "Low Density Mixed Use" to "High Density Mixed Use", in City Council District 1. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)

Robert Acosta, Planner, presented item and recommended approval.

### **The following citizen(s) appeared to speak:**

Martin Kushner, President of Tobin Hill Neighborhood Association, spoke in favor.

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

**Plat**

19. **110381:** Request by Joabert Development Company, for approval of a major plat to replat and subdivide a 14.46-acre tract of land to establish the **Royal Crest Unit 3** Subdivision, generally located east of intersection of Interstate Highway 35 and Weidner Road, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Richard Carrizales, Planner, presented items and recommended approval.

Christina De La Cruz, Storm Water Representative, stated they have reviewed the plat and recommended approval.

**The following citizen(s) appeared to speak:**

Linda Chavez-Thompson, spoke in opposition.

Bob Robbins, spoke in opposition.

Judy Terry, Spoke in opposition.

Burton Kahn, applicant, stated his proposing to replat and subdivide a 14.46-acre tract of land for residential development.

Vice Chair Oroian called for a 10 minute break at 2:54p.m. so the Applicant Burton Kahn may further discuss the item with staff.

The Applicant and Staff reentered the boardroom and the meeting reconvened at 3:09 pm.

Vice Chair Oroian stated that Commissioner Sherrill has left during the break at approximately 3:00p.m.

Sabrina Santiago, Public Works Storm Water Engineering, to withdrawal the approval in order to work with Mr. Kahn.

Burton Kahn, Applicant, to withdrawal item to further discuss with storm water.

**This item has been withdrawn therefore no action will be required.**

**Other Items**

20. Approval of the minutes for the February 13, 2013 Planning Commission meeting.

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

21. 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 3:20 pm.

APPROVED



Roberto R. Rodriguez

ATTEST:



John P. Jacks, Executive Secretary