



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

PLANNING COMMISSION MINUTES
☞ January 22, 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 – this briefing was rescheduled to a meeting in February.

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, Rinehart, A. Rodriguez, Garcia, Love, Peck, Martinez, Harris.
Absent – Sherrill.
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.

Melissa Ramirez, Planning Manager, stated that staff has changed their recommendation for agenda Item 130607 Shavano Retail Center Phase 1 from pending to approval.

Chairman Rodriguez stated Item #15 has been pulled.

- ~~5. **S.P. 1702:** Consideration of a Resolution supporting and recommending City Council approve a request to restrict traffic from entering on to, or exiting off of Viewcrest Road at Higgins Road. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)- Pulled by staff.~~

Combined Hearing

Plats

- 120424:** *Request by 242 Cresta Bella GP, Ltd, for approval of a major plat to subdivide a 13.89-acre tract of land to establish the **Cresta Bella Unit 2A Enclave Subdivision**, generally located west of Camp Bullis Road and south of Cresta Bella. Staff recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
- 120202:** Request by Heatley Cresta Bella, LLC, for approval of a major plat to subdivide a 6.39-acre tract of land to establish the **Heatley Cresta Bella-Comm I U-12E1 Subdivision**, generally located south of Cresta Bella and west of Camp Bullis Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
- 120319:** *Request by Howard Family Living Trust, for approval of a major plat to replat a 7.338-acre tract of land to establish the **Forest Crest Lot 37 Subdivision**, generally located west of the intersection of Tejas Trails East and Great Navajo. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
- 130198:** Request by Reynaldo Garza, for approval of a minor plat to replat a .69-acre tract of land to establish the **243 Petaluma** subdivision, generally located west of the intersection of Clamp Avenue and West Petaluma Boulevard. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
- 130546:** Request by Fundacion Teleton USA, for approval of a major plat to subdivide a 2.9745-acre tract of land to establish the **Longhorn Quarry Replat A Subdivision**, generally located east of Thousand Oaks, north of Wurzbach Parkway. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
- 130563:** Request by McMillin Ridge at Lookout Canyon, LLC, for approval of a major plat to replat a 1.90-acre tract of land to establish the **Ridge @ Lookout Canyon, PH II PUD**

Subdivision, generally located west of the intersection of Canyon Wren and Dove Terrace. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

12. **130607:** Request by Shavano/LDR No. 4 Commercial Partnership, for approval of a major plat to subdivide a 14.0441-acre tract of land to establish the **Shavano Retail Center Phase 1** Subdivision, generally located at the intersection of De Zavala Road and Lockhill Selma Road. **Staff recommendation is Pending.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
13. **130611:** Request by Southerland Palmira, Inc, for approval of major plat to subdivide 3.744-acres tract of land to establish **The Canyons at Scenic Loop Bridge P.U.D.** Subdivision, generally located southwest of the intersection of Autumn Canyon and Scenic Springs. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
14. **130683:** *Request by Southerland Palmira LLC., for approval of a major plat to subdivide a 52.166-acre tract of land to establish **The Canyons at Scenic Loop, P.U.D. Unit 5A** Subdivision, generally located southwest of the intersection of Autumn Canyon and Scenic Springs. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Time Extension

15. **090149:** Request by Brooks Development Authority, for a (3) year time extension in accordance with Section 35-432(h)(3) of the City of San Antonio's Unified Development Code (UDC), for the **BCB-Units 4, 5B, & 6B Subdivision**, generally located near the intersection of Goliad Road and City Base Landing. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Land Transactions

16. **S.P. 1763:** Consideration of a Resolution supporting and **recommending City Council approve** a request to close, vacate and abandon a 4.0908 acre improved portion of Callaghan Road in NCB 11493, located in Council Districts 6 and 7 as requested by the City of San Antonio. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)
17. **SP 1766:** Consideration of a request to declare as surplus and dispose of City-owned real property consisting of approximately 0.95 acres of land area known as 600 East Cesar Chavez located in New City Block 708 in exchange for approximately 1.95 acres of real property owned by the San Antonio Housing Authority (SAHA) located at 440 Labor Street in New City Blocks 3591,6135 and 886. **Staff recommends Approval.** (David A. McGowen, (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development Office)

Comprehensive Master Plan Amendments

18. **PA 13048:** A request by Brown & Ortiz, P. C., 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 23 acres of land out of NCB 34034, NCB 18338 and NCB 18335, located along Milsa Drive and Stonewall Hill between Stonewall Parkway and Interstate Highway 10 West, from “Suburban Tier” to “General Urban Tier” in City Council District 8. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
19. **PA 14020:** A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, to include “R-4” Residential Single-Family District as a related zoning district for the “Medium Density Mixed Use” land use classification, in City Council District 8. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
20. **PA 14021:** A request by Brown & Ortiz, P.C., 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 20.552 acres of land out NCB 18333, located on the south side of Heuermann Road between Milsa Drive and IH-10, from “Rural Estate Tier” to “General Urban Tier”, in City Council District 8. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Service Department)

Luz Gonzales, 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 Peck to approve items on the combined hearing as presented.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passes

Other Items

21. Approval of the minutes for the January 8, 2014 Planning Commission meeting.

Motion: Commissioner A. Rodriguez made a motion to approve the minutes.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

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

None

23. Adjournment.

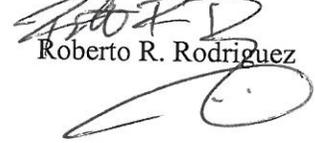
There being no further business, the meeting was adjourned at 2:11 p.m.

ATTEST:



John P. Jacks, Executive Secretary

APPROVED



Roberto R. Rodriguez