



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

PLANNING COMMISSION MINUTES

☞ January 8, 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)

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, Sherrill.
Absent – Harris

4. Citizens to be heard

Megan Partain, spoke in favor of Item #8.

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

Variances

- 5. FPV# a. 14-001, b. 14-003 & c. 14-004:** Request by Rio Perla Properties, LP for a variance to the Unified Development Code Appendix F, Subdivision C, Sections 35-F124 (f) (20) for 1% annual chance floodplain reclamation where floodplain storage is lost due to fill must be offset by comparable excavation. 35-F125 (a) (6) floodplain reclamation is not allowed where flood depths are greater than 3 feet. And 35-F133 (c) (3) and (4), excluding capital improvement projects managed by a public agency, no construction activity in the FEMA 100-year floodplain is allowed prior to a CLOMR being approved by FEMA. The site is located along the east bank of the San Antonio River between US Hwy 281 and IH-35. **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

- 6. PA 14016:** A request by Charles Turner, for approval of a resolution to amend the future land use plan contained in the Westfort Neighborhood Plan, a component of the Comprehensive Master Plan of the City, to include "IDZ" Infill Development Zone as a related zoning district for all residential land use classifications in the Plan. **Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 7. PA 14017:** A request by Roberto Kenigstein, 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 7.101 acres of land out NCB 34732, located at the southern corner of Aue Road and Dominion Drive, from "Rural Estate Tier" to "General Urban Tier", in City Council District 8. **Staff recommends is approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Service Department)
- 8. PA 14018:** A request by Nelia Hillman, for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.68 of an acre out NCB 12100, located at 2719 Nacogdoches Road, from "Low Density Residential" to "Neighborhood Commercial", in City Council District 10. **Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Service Department)

9. (Continued from December 18, 2013 Meeting) 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)
10. Public hearing and consideration of a resolution **Recommending to Approve Development Agreements** between the City of San Antonio and various property owners with exceptional circumstances to guarantee continued extraterritorial status of properties appraised for ad valorem tax purposes as agricultural, wildlife management or timber use. (Nina Nixon-Mendez, Planning Manager (210) 207-2744, nina.nixon-mendez@sanantonio.gov, Department of Planning and Community Development)

Larry Odis, 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 A. Rodriguez to approve items on the combined hearing as presented.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

Individual Hearing

Plats

11. **130111**: Request by SLF IV/Legacy NWSA, LP., for approval of a major plat to subdivide a 6.584-acre tract of land to establish the **Steubing Farm – JV Bacon Pkwy** Subdivision, generally located at the southeast corner of Steubing Parkway and J.V. Bacon Parkway. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Larry Odis, Planner, presented the item and recommended approval.

Cara Tackett, representative for Pape-Dawson Engineers, was available to answer questions.

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

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passes

Comprehensive Master Plan Amendments

- 12. MTPA 13002:** (Continued from December 18, 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.

Daniel Ortiz, Applicant, available for questions.

Citizens to Speak:

Michelle Haussmann, spoke in opposition.

Shauna Weaver, spoke in opposition.

Motion: Commissioner Martinez made a motion to approve staffs recommendation of approval.

Second: Commissioner Rinehart

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

Opposed: Peck

Abstained: Sherrill, Love

Motion Passes

Other Items

- 13.** Discussion and possible action to convene the Planning Commission Subcommittee to review the Technical Advisory Committee bylaws (Melissa Ramirez and Christopher Looney, Development Services Department).

Commissioner Love left the boardroom at 3:48 and was not a part of the vote.

Motion: Commissioner Peck made a motion to reconvene PCTAC subcommittee.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

- 14.** Approval of the minutes for the December 18, 2013 Planning Commission meeting.

*Camp Bullis Notification

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

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

None

16. 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

Commissioner Love reentered the boardroom at 3:51 p.m.