



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

PLANNING COMMISSION MINUTES

July 10, 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 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. **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, Oroian, Love, Peck, Martinez, A. Rodriguez, Sherrill.
Absent – Kossl, Harris.
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.

Combined Hearing

Plats

5. **120310:** Request by Centex Homes, for approval of a major plat to replat and subdivide a 17.064-acre tract of land to establish the **Villages at Bulverde Unit 11A** Subdivision, generally located north of the intersection of Invitation Oak and Bent Grass. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
6. **130044:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 20.430-acre tract of land to establish the **Redbird Ranch Unit 7A** Subdivision, generally located north of the intersection of Holliman Parkway and Poolside Drive. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
7. **130072 *:** Request by LHM Balcones Creek Development, Inc., for approval of a major plat to replat and subdivide a 16.649-acre tract of land to establish the **Balcones Creek Ranch, Unit 2, Enclave** Subdivision, generally located west of I.H. 10 and south of Balcones Creek. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
8. **130128:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to replat and subdivide a 12.402-acre tract of land to establish the **Alamo Ranch Unit 28, Phase 2** Subdivision, generally located on the north side of Lone Star Parkway, west of Wise Trail. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
9. **130209:** Request by Forestar (USA) Real Estate Group, Inc., for approval of a major plat to subdivide a 12.055-acre tract of land to establish **Campanas, Phase 3 (Enclave)** Subdivision, generally located north of the intersection of Viajes and Reposo. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
10. **130267:** Request by Brooks Development Authority, for approval of a major plat to subdivide a 15.992-acre tract of land to establish the **BCB-Research Plaza, Unit 2** Subdivision, generally located southwest of the intersection of S. New Braunfels and Research Plaza. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Time Extension

11. **070521:** Request by Marbach Medio Partners, Ltd., for approval of a one (1) year minor plat time extension to the **Marbach Hills Unit 1**, a 16.33-acre tract of land, generally located south of Marbach Road, east of Marbach Oaks. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Donna Camacho, Planner, presented items and recommended approval.

Chairman R. Rodriguez asked for a motion to approve items on the combined hearing as presented.

Motion: Commissioner Oroian to approve items on the combined hearing as presented.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

Individual Hearing

Plats

12. **110314:** Request by S. G. Cook, Agent, for approval of a major plat to replat and subdivide a 2.936-acre tract of land to establish the **Sunflower Valley** Subdivision, generally located west of the intersection of Rain Dance Drive and Painted Horse Drive. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department.

Commissioner Oroian left the boardroom at 2:05 p.m. for recusal purposes.

Donna Camacho, Planner, Presented item and recommends approval.

Motion: Commissioner Sherrill

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioner Oroian reentered the boardroom at 2:07 p.m.

Land Transactions

13. Consideration of a Resolution to acquire real property comprising of approximately 0.60 acres of land area located within 650 VFW Boulevard in New City Block 7675. (David A. McGowen, Real Estate Manager, (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development Office).

David McGowen, Real Estate Manager, Presented item and recommends approval.

Motion: Commissioner A. Rodriguez

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

*Camp Bullis Notification

Other Items

14. Discussion of utility related plat notes. (Elizabeth Carol, Principal Planner, (210) 207-7893, elizabeth.carol@sanantonio.gov, Development Services Department)

Elizabeth Carol, Principle Planner, Presented the briefing on the plat note status.

No motion was taken on this item, it was for discussion only.

Approval of the minutes from the Planning Commission Meeting on June 26, 2013 was not an item for consideration on this agenda and therefore is to be placed as an item for consideration on the next agenda on July 24, 2013.

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

None

16. Adjournment.

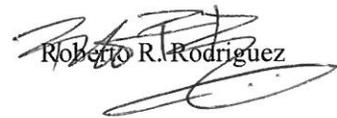
There being no further business, the meeting was adjourned at 2:16 p.m.

ATTEST:

John P. Jacks, Executive Secretary



APPROVED



Roberto R. Rodriguez