



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

PLANNING COMMISSION MINUTES

☞ June 11, 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

Ex-Officio Members

Orlando Salazar, *Chair Zoning Commission*
Rey Saldana, *Councilmember*

Andrew Ozuna, *Chair Board of Adjustment*
Sheryl Sculley, *City Manager*

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) 207-7268 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) 207-7268 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, Lone Star Room
 - A. Agenda items may be discussed (Development Services Department)
 - B. Fair Notice Briefing
 - C. PC Technical Advisory Committee appointments

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. A majority of appointive members, other than ex officio, shall constitute a quorum.

2. **2:00 P.M.** - Call to Order, Training Rooms A&B

3. Roll Call - Present: Martinez, Rinehart, Peck, Sherrill, Harris, Love, A. Rodriguez
Absent: R. Rodriguez, Garcia
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. **120318:** Request by UDF Sinclair, L.P., for approval of a major plat to subdivide a 13.10-acre tract of land to establish the **Riposa Vita Subdivision Unit – 2B** Subdivision, generally located northwest of the intersection of Medina Farm and Espanda Ledge. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
6. **130672:** Request by Abasto Properties, L.L.C., for approval of a major plat to replat and subdivide a 80.346-acre tract of land to establish the **SAWPM 1A** Subdivision, generally located southeast of the intersection of Loop 410 and Southton Road. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
7. **140163:** Request by The Oaks of Sonterra Homeowners Association, for approval of a minor plat to replat a 1.079 acre tract to remove the front setback line and to establish **The Oaks of Sonterra Unit 3A-1 PUD BSL** Subdivision, generally located south of the intersection of Treaty Oak and Battle Oak. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).
8. **140187:** Request by Deborah Roberts Edwards, for approval of a minor plat to replat and subdivide a 0.557-acre tract of land to establish **Lawndale Green** Subdivision, generally located west of the intersection of E. Lawndale Drive and Busby Drive. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).

Variance

9. **A. FPV# 14-005** Request by Financial Resources, Ltd. for a variance to the Unified Development Code Appendix F, Subdivision C, Sections 35-F124 (f) (19) which allows parking lot construction in the floodplain where water depths do not exceed six (6) inches during a future 1% annual chance storm event. The site is located on the west bound frontage of IH-10 West and Boerne Stage Road intersection. **Staff recommends Approval.** (Sabrina Santiago, EIT, CFM, Senior Engineering Associate, (210) 207-0182, sabrina.santiago@sanantonio.gov, Transportation & Capital Improvements, Storm Water Division).
- B. 140113:** Request by Financial Resources, Ltd. for approval of a minor plat to subdivide a 5.731-acre tract of land to establish the **Leon Springs Commercial II** Subdivision, generally located east of the intersection of Boerne Stage Road and Old US 87. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).

Land Transactions

10. **307 and 315 Dwyer Avenue:** Consideration of a request to declare as surplus and dispose of City-owned real property consisting of approximately 0.4237 acres of land area known as 307 and 315 Dwyer Avenue located in New City Block 173. **Staff Recommends Approval.** (David A. McGowen, Real Estate Manager (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development and Operations).
11. **Red Berry Estate Property:** Consideration of a request to declare as surplus and dispose of City-owned real property consisting of approximately 84.65 acres of land area known as 827 Richland, 856 Gembler and 4007 East Interstate 10 located in New City Block 10577 and 10578. **Staff Recommends Approval.** (David A. McGowen, Real Estate Manager (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development and Operations).
12. **Office of Urban Redevelopment (OUR SA) Properties:** Consideration of a request to declare as surplus and dispose of the following real property: (Tract 1) 318 Angela -approximately 0.17 acres of property with the legal description of **Lot 425, Block 1, New City Block 6199**; (Tract 2) 2206 Chihuahua - approximately 0.1291 acres with the legal description of **Lots 17, 18, and 19, New City Block 6466**; (Tract 3) 1516 Santiago - approximately 0.0861 acres legally described as **Lots 5 and 6, Block 1, New City Block 6465**; (Tract 4) 1528 Santiago - approximately 0.0430 acres with the legal description of **Lot 12, Block 1, New City Block 6465**; (Tract 5) 1530 Santiago - and approximately 0.0430 acres legally described as **Lot 13, Block 1, New City Block 6465**; and (Tract 6) 2406 Vera Cruz - approximately 0.0634 acres legally described as **Lot 11, Block 6, New City Block 3896**. **Staff Recommends Approval.** (Scott Price, Real Estate Manager (210) 207-6357, scott.price@sanantonio.gov, Center City Development and Operations).
13. **San Antonio Affordable Housing Inc. (SAAH) Properties:** Consideration of a request to declare as surplus and dispose of the following real property: (Tract 1) 1946 Nolan - approximately 0.0700 acres and a 700 square foot single family home with the legal description of **Lot 12, Block 4, New City Block 6159**; and (Tract 2) – 118 Kansas - approximately 0.1056 acres with the legal description of **Lot 5, Block 2, New City Block 609**. **Staff Recommends Approval.** (Scott Price, Real Estate Manager (210) 207-6357, scott.price@sanantonio.gov, Center City Development and Operations).

Comprehensive Master Plan Amendments

14. **PA 14039:** A request by P.W. Christensen P.C., 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 1.313 acres of land out of Lot 1, Block A, NCB 15704 and located in the 4600 block of Stahl Road, from “Low Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).
 15. **PA 14051:** A request by Mohammed and Elizabeth Hassan, 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 future land use of approximately 1.001 acres of land known as Lot 12, NCB 11635 and located at 5033 Callaghan Road, from “General Urban Tier” to “Agribusiness Tier”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Department of Development Services).
 16. **PA 14052:** A request by Electric Guard Dog, LLC for Arrow Truck, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of
- *Military Notification

the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.5736 of an acre of land out of NCB 16549 and being a portion of 9003 IH-10 East, from "Parks Open Space" to "Industrial". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).

Larry Odis, Planner, presented the combined hearing items and recommended approval.

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

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

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

Other Items

17. Approval of the minutes for the May 28, 2014 Planning Commission meeting.

Motion: Commissioner Sherrill to approve the minutes from May 28, 2014.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passes

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

None

19. Adjournment.

There being no further business, the meeting was adjourned at 2:08 p.m.

APPROVED



Roberto R. Rodriguez

ATTEST:



John P. Jacks, Executive Secretary