



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

PLANNING COMMISSION MINUTES

☞ June 12, 2013 ☞

2:00 P.M.

Roberto R. Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Daniel D. Kossel
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.
Absent – A. Rodriguez, Kossel, Sherrill, 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.

Plats

5. ~~110387~~: Request by Tierra Vista J. V., for approval of a major plat to subdivide a 24.483-acre tract of land to establish the ~~Vista Al Lago Unit 2~~ Subdivision, generally located southwest of the intersection of Bernhardt Road and Stuart Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department) — **Pulled By Staff**

Combined Hearing

6. **120413**: Request by COPT San Antonio II, L.P., for approval of a major plat to replat and subdivide a 13.456-acre tract of land to establish the **Sentry Gateway, Building 300** Subdivision, generally located west of SW Loop 410, on the south side of W Military Drive. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
7. **130018**: Request by WS-SAS Development, LLC. for approval of a major plat to subdivide a 17.42-acre tract of land to establish the **Stillwater Ranch Unit 8B** Subdivision, generally located east of the intersection of Stillwater Parkway and Stillwater Creek. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
8. **130019**: Request by WS-SAS Development, LLC., for approval of a major plat to subdivide a 21.38-acre tract of land to establish the **Stillwater Ranch Unit 13A** Subdivision, generally located east of the intersection of Old Stillwater and Milton Favor. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
9. **130076**: Request by WS-SAS Development, LLC. for approval of a major plat to subdivide a 18.83-acre tract of land to establish the **Stillwater Ranch Unit 17A** Subdivision, generally located south of the intersection of Stillwater Parkway and Silver Pointe. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
10. **130078***: Request by Karta Real Estate, LP for approval of a major plat to subdivide a 7.688-acre tract of land to establish the **Dominion Crossing, Unit 1** Subdivision, generally located north of Milsa Drive, west of IH-10. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
11. **130167**: Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 11.837-acre tract of land to establish the **Tausch Farms Unit 4A** Subdivision, generally located west of the intersection of Tausch Drive and Hubbard Hill. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Plat Deferral

12. **130491:** Request by Tamber L. Byrd for temporary utility service prior to plat approval and recordation of the **Tamber L. Byrd Subdivision** for one (1) single-family lot consisting of 0.53-acres, located at 3180 Chloe Drive. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Time Extensions

13. **060805:** Request by Jerbo San Ann Land, LP for a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Heights at S.O. PUD, Pod G Unit 2 Subdivision**, generally located south of the intersection of Enchanted Hill and Enchanted Falls. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
14. **100007:** Request by FSC Fisher, LTD for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Redland Hills – Unit 2 Subdivision**, generally located on the north side of Jones Maltsberger Road, east of Redland Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Land Transactions

15. (S.P. N/A)
 - A. A request by McDonald's Real Estate Company d/b/a (Delaware) McDonald's Real Estate Company, a Delaware corporation, for approval to accept the dedication of easement title to one parcel of privately-owned real property containing a total of approximately 0.012 acres out of Lot 8, Block 3, Harlandale Acres No. 8 Subdivision, located at 3701 Pleasanton Road. **Staff recommends approval.** (Hector Reynoso, 207-8688, hector.reynoso@sanantonio.gov, Capital Improvements Management Services)
 - B. A request by Richard L. Wilson, for approval to accept the dedication of real property containing a total of approximately 0.1540 acres at Lot 12, Block 11, NCB 18711, Great Northwest, Unit 2, located at 9411 Cliff Way. **Staff recommends approval.** (Hector Reynoso, 207-8688, hector.reynoso@sanantonio.gov, Capital Improvements Management Services)
 - C. A request by San Antonio 1604 Enterprises, LLC and Community Bible Church, Inc., for approval to accept dedication of easement title to two parcels of privately-owned real property, A 0.407 of an acre, more or less, tract of land being a variable width Public Drainage Easement out of a 27.66 acre tract conveyed to Community Bible Church, Inc. in Special Warranty Deed with Vendor's Lien recorded in Volume 9558, Pages 278-299 of the Official Public Records of Bexar County, Texas, out of the Juan Escamia Survey No. 91 ½, Abstract 217, County Block 4953, now in the New City Block (N.C.B.) 15671 of the City of San Antonio, Bexar County, Texas, and A 0.191 of an acre, more or less, tract of land being a variable width Public Drainage Easement out of a 26.56 acre tract conveyed to San Antonio 1604 Enterprises, LLC in Special Warranty Deed recorded in Volume 15199, Pages 2320-2325 of the Official Public Records of Bexar County, Texas, out of the Juan Escamia Survey No. 91 ½, Abstract 217, County Block 4953, now in the New City Block (N.C.B.) 15671 of the City of San Antonio, Bexar County, Texas, located near the intersection of Loop 1604 and Gold Canyon Road in NCB 15671. **Staff recommends approval.** (Hector

Reynoso, 207-8688, hector.reynoso@sanantonio.gov, Capital Improvements Management Services)

- D.** A request by Jack E. and Betty Fagg, for approval to accept the dedication of fee simple title to one parcel of privately-owned real property containing a total of approximately 0.0110 acres at NCB 13847 BLK LOT SW IRR 15 5 FT OF 38, in the City of San Antonio, Bexar County, Texas, located at 168 Turbo Drive located at Turbo Drive in NCB 13847. **Staff recommends approval.** (Hector Reynoso, 207-8688, hector.reynoso@sanantonio.gov, Capital Improvements Management Services)

16. (S.P. 1685)

- A.** A request by City of San Antonio Health Department, for approval to accept the closure, vacation and abandonment of a 0.442 acre portion of Hunter Boulevard Public Right of Way (paper street), located between Palo Alto Road and Poteet Jourdanton Freeway, within NCB 11067. **Staff recommends approval.** (Martha Almeria, (210) 207-6970 malmeria@sanantonio.gov, Capital Improvement Management Services).
- B.** A request by El Centro del Barrio (CentroMed), for approval to accept the declaration of surplus and conveyance of property located at 9011 Poteet Jourdanton Freeway, within NCB 11067. **Staff recommends approval.** (Martha Almeria, (210) 207-6970 malmeria@sanantonio.gov, Capital Improvement Management Services).
- C.** A request by City of San Antonio Building and Equipment Services Department, for approval to accept the termination of a 30 year lease agreement with CentroMed for the use of property at 9011 Poteet Jourdanton Freeway and corresponding lease-back by the City of a portion of the subject property. **Staff recommends approval.** (Martha Almeria, (210) 207-6970 malmeria@sanantonio.gov, Capital Improvement Management Services).

Comprehensive Master Plan Amendments

17. **PA 13036:** A request by Sr. Odilia Korenek, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 11.79 acres of land out of NCB 20, located at 1135 Mission Road, from “Public Institutional” to “Mixed Use”. **Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov , Department of Planning and Community Development)

Ian Benavides, Planner, presented item 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

Land Transactions

18. (S.P. 1724) A request by UNV Texas LP, for approval to accept the release of six (6) easements totaling 0.52 acres, located at 411 E. Cesar Chavez Boulevard within NCB 179 for \$486,500.00. **Staff recommends approval.** (Martha Almeria, (210) 207-6970 malmeria@sanantonio.gov, Capital Improvement Management Services).

Martha Almeria, Capital Improvement Management Services Dept, presented item and recommended approval.

Commissioner Oroian made a motion to approve the item with the recommendation of a 100% fee waiver to City Council.

Motion: Commissioner Oroian
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

Comprehensive Master Plan Amendments

19. **PA 13034:** A request by Jose Villagomez, for approval of a resolution to amend the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 4.333 acres of land out of NCB 18698, located immediately east of 8715 Grissom Road from “High Density Residential” to “Community Commercial”. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)

Tyler Sorrells, Planner, Presented Item.

Commissioner Martinez made a motion for a continuance for two weeks until the next Planning Commission Meeting on June 26, 2013.

Motion: Commissioner Martinez made a motion for a continuance until the next Planning Commission Meeting on June 26, 2013.
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

Other Items

- 20. Technical Advisory Committee consideration for appointment of an Alternate Architecture Representative with voting rights when primary is not present. (Elizabeth Carol, AICP, Principal Planner, (210) 207-7893, Elizabeth.Carol@sanantonio.gov, Department of Development Services)

Commissioner Martinez made a motion to appoint Joyce Janota as Alternate Architecture Representative with voting rights when primary is not present.

Motion: Commissioner Martinez
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

- 21. Approval of the minutes for the May 22, 2013 Planning Commission meeting.

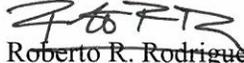
Motion: Commissioner Oroian to approve the minutes.
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

- 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 2:27 p.m.

APPROVED

Roberto R. Rodriguez

ATTEST:

John P. Jacks, Executive Secretary

