



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

PLANNING COMMISSION MINUTES

☞ June 26, 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, A. Rodriguez, Kossl, Sherrill, Harris, Love, Peck.
Absent- Martinez
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. **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)
6. **120221:** Request by HLL Land Acquisitions of Texas, L.P. for approval of a major plat to subdivide a 14.24-acre tract of land to establish the **Preserve at Indian Springs U2, PH2** Subdivision, generally located southeast of the intersection of Sweet Olive and Coriander. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
7. **120353:** Request by William L. Hoover, for approval of a major plat to replat a 12.575-acre tract of land to establish the **Mountain Terrace Planned Unit Development** Subdivision, generally located northwest of the intersection of State Highway 16 and Ranch Parkway. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
8. **120391 *:** Request by H.M. Leonard, L.P., for approval of a major plat to subdivide a 31.393-acre tract of land to establish the **Balcones Creek Ranch Unit 1, Enclave** Subdivision, generally located southwest of the intersection of IH10 West and Dietz Elkhorn Road. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
9. **120467:** Request by Larry Benson – L.B. Invest, for approval of a major plat to subdivide a 1.426-acre tract of land to establish the **L.B.** Subdivision, generally located east of Loop 410, on the north side of Alamo Downs Parkway. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
10. **130034:** Request by KB Homes Lonestar Inc., for approval of a major plat to replat a 11.779-acre tract of land to establish the **Windcrest Heights Subdivision Unit II**, generally located northeast of the intersection of Crestway Road and Oriole. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
11. **130068:** Request by K/T Tx Holding, LLC, for approval of a major plat to subdivide a 0.501-acre tract of land to establish the **Cherry Modern IDZ** Subdivision, generally located northeast of the intersection of North Cherry and Burnet Street. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
12. **130088:** Request by CT San Saba Partners, LP, for approval of a major plat to replat and subdivide a 10.557-acre tract of land to establish the **San Saba Apartments** Subdivision, generally located west

of the intersection of Prue Road and Old Prue Road. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

13. **130090 *:** Request by H.M. Leonard, L.P., for approval of a major plat to subdivide a 14.259-acre tract of land to establish **Balcones Creek Ranch, Unit 4, Enclave** Subdivision, generally located southwest of the intersection of IH10 West and Dietz Elkhorn Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
14. **130131:** Request by Mark Sparrow, for approval of a major plat to subdivide a 17.586-acre tract of land to establish the **The Parc at Escondido Unit 3** Subdivision, generally located southeast of the intersection of F.M. 1516 and Weichold Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
15. **130194:** Request by ALT Development, Inc., for approval of a major plat to subdivide a 13.86-acre tract of land to establish **Westwinds West, Unit-4B (Enclave)** Subdivision, generally located northwest of the intersection of Alamo Ranch and Roft Road. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Land Transactions

16. The potential purchase of land to the Parks and Recreation Department. The land consists of approximately 23.17 acres, located at 7609 Heuermann Rd., situated west of IH 10 West, north of Loop 1604, adjacent/south of Friedrich Park, outside of the 100 year floodplain. The land is in Council District 8. (Sandy Jenkins, Park Projects Manager, (210) 207-2721, sandy.jenkins@sanantonio.gov, Parks and Recreation Department)

Comprehensive Master Plan Amendments

17. **PA 13034:** (continued from June 12, 2013 meeting) 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)
18. **PA 13035:** A request by Kaufman & Killen Inc., 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 8.875 acres of land out of NCB 15678, Block 1, Lot 9, Lot P-45, P-43A & P-43C ABS 391, and Lot P-43 & P-44 (located west/southwest of the intersection of Thousand Oaks Drive and Wetmore Road) from “Business Park” to “Light Industrial”. **Staff recommends approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov, Department of Planning and Community Development).

Street Name Changes

19. **S11-002:** A request by the Northside Independent School District for a resolution recommending approval of a street name change request to change the name of “Bamberger Trail” to “Champions Gate” between the intersections of N Loop 1604 W and Kyle Seale Parkway. **Staff recommends approval.** (Andreina Dávila-Quintero, Senior Planner, (210) 207-0215, Andreina.Davila@sanantonio.gov, Development Services Department)

Christopher McCollin, Planner, presented item and recommended approval.

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

Motion: Commissioner Sherrill to approve items on the combined hearing as presented.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

Individual Hearing

None

Commissioner Oroian requested to add to the next agenda an item to discuss the current state/status of plat notes (discussion only, no action).

Other Items

20. Approval of the minutes for the June 12, 2013 Planning Commission meeting.

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

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

No Directors report

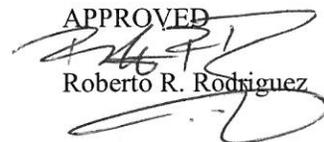
22. Adjournment.

There being no further business, the meeting was adjourned at 2:14 p.m.

ATTEST:

John P. Jacks, Executive Secretary



APPROVED

Roberto R. Rodriguez