



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

## PLANNING COMMISSION MINUTES

### ☞ March 12, 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, Martinez, A. Rodriguez, Rinehart, Sherrill, Harris, Peck, Garcia, Salazar (ex--officio Zoning Chairman)

**Absent:** Love

**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.*

Chairman R. Rodriguez stated that Items #19 & #20 were pulled from the Agenda.

~~19. Public hearing and consideration of a resolution recommending approval of a Municipal Boundary Adjustment with the City of Shavano Park for an exchange of territory, with the City of San Antonio receiving 31.81 acres and the City of Shavano Park receiving 4.36 acres and 1.88 acres, adjacent to Salado Creek. The subject area is generally located to the south of North Loop 1604, to the east of the City of Shavano Park, and to the west of Bitters Road in north San Antonio. **Staff recommends Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, [sidra.maldonado@sanantonio.gov](mailto:sidra.maldonado@sanantonio.gov), Department of Planning & Community Development). - Pulled~~

~~20. Public hearing and consideration of a resolution recommending approval of a Municipal Boundary Adjustment of approximately 1.14 acres of land from the City of Live Oak to the City of San Antonio. The subject area is generally located along O'Conner Road, to the east of I-35 North, in the northeast of San Antonio. **Staff recommends Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, [Sidra.Maldonado@sanantonio.gov](mailto:Sidra.Maldonado@sanantonio.gov), Department of Planning & Community Development) - Pulled~~

**Combined Hearing**

**Plats**

5. **130160:** Request by Valencia Enclave, LLC, for approval of a major plat to subdivide a 13.293-acre tract of land to establish the **Valencia Hills Enclave Phase III** Subdivision, generally located south of Gold Canyon Road and east of Bulverde Road. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department).
6. **130314:** Request by S.R. Holdings, L.P., for approval of a major plat to subdivide a 12.980-acre tract of land to establish the **Bella Vista Unit 3 Section 4 PH-1** Subdivision, generally located near the intersection of Volante and Benedetta. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).
7. **130576:** Request by M2G Stone Oak, Ltd., for approval of a major plat to replat and subdivide a 6.171-acre tract of land to establish the **HW-4.7** Subdivision, generally located southeast of the intersection of Wilderness Oak and Hardy Oak Boulevard. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department).
8. **140081:** Request by Laredo S. Ltd., for approval of a major plat to subdivide a 9.38-acre tract of land to establish the **Westwinds Commercial, Unit-3B** Subdivision, generally located on the northwest corner of Wild Pine and Westwood Loop. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).

9. **140082:** Request by Laredo S. Ltd., for approval of a major plat to subdivide a 7.76-acre tract of land to establish the **Westwinds Commercial, Unit-5** Subdivision, generally located at the intersection of Culebra Road (FM 471) and Lone Star Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department).
10. **140115:** Request by Raul and Evelyn Lopez, for approval of a minor plat to replat a 1.07-acre tract of land to establish the **La Poderosa** Subdivision, generally located east of the intersection of Durham and Anacacho Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).
11. **140123:** \*Request by Continental Homes of Texas, L.P., for approval of a minor plat to replat and subdivide a 1.911-acre tract of land to establish the **Fallbrook Unit 1A Enclave** Subdivision, generally located near the intersection of Millstone Cove and Oleander Chase. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).
12. **140129:** Request by Lennar Homes of Texas Land and Construction, L.T.D., for approval of a major plat to replat a 0.696-acre tract of land to establish the **Alamo Ranch Unit 41D Phase 1 PUD** Subdivision, generally located near the intersection of Desert Palm and Suncatcher. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).

#### **Time Extension**

13. **090277:** Request by McMillin Homes, 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 **North Pointe Subdivision, Unit 2B Planned Unit Development**, generally located west of the intersection of Oak Cliff Bend and Winter George. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).

#### **Certificate of Determination Appeal**

14. **14-IV-001:** Request by Samuel Asvestas to appeal the Development Services Department Director's decision to deny the Certificate of Determination for a Plat Exception in accordance with Section 35-430(c) of the of San Antonio Unified Development Code (UDC), Article IV, Procedures; Division 4, and, Texas Statutes, Local Government Code, Section 212.0115, Certification Regarding Compliance with Plat Requirements, for the property located at 355 E. Kings Highway. **Staff recommends Approval.** (Richard Carrizales, Planner (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department).

#### **Land Transactions**

15. **S.P. 1707:** Consideration of a Resolution supporting and recommending City Council approval of the declaration as surplus and sale of an unimproved 0.155 acre tract of City-owned property located at 221 Stark Street; and the closure, vacation and abandonment of 0.074 acres of Stark Street Public Right of Way located adjacent to NCB 2572, as requested by KIPP Cevallos, Inc. (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Office of EastPoint and Real Estate Services).

## **Comprehensive Master Plan Amendments**

- 17. PA 14028:** A request by Langley & Banack, Inc., for approval of a resolution to amend the future land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.3124 acres of land out of Lot 5, NCB 11898, located at 1779 Nacogdoches Road, from “Neighborhood Commercial” to “High Density Residential”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).

Christopher McCollin, Planner, presented the combined hearing items and recommended approval.

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

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

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

## **Individual Hearing**

### **Comprehensive Master Plan Amendment**

- 16. PA 14027:** A request by Intrepid Equity Investments LLC, for approval of a resolution to amend the future land use plan contained in the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.54 of an acre of land out of Lot 1, NCB 15 and Lot 6, NCB 16, located at 302 Clay Street, from “Medium Density Residential” to “Low Density Mixed Use”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).

Robert Acosta, Planner, presented the item and recommended approval.

Justin Day, applicant, was available for questions.

#### **Citizens to Speak:**

Carlos Cruz, requested a continuance.

Anthony Rodolfo, spoke in opposition.

Rodney Deckard, spoke in opposition.

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

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passes

## Comprehensive Master Plan Amendment

18. **PA 14029:** 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 14.597 acres of land out of Parcel 12 and Parcel 15B, NCB 15009, located on the east side of Bitters Road between Loop 1604 and Ashton Village Drive, from “Public Institutional” to “Community Commercial”, in City Council District 9. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department).

Robert Acosta, Planner, presented the item and recommended approval.

Ashley Fairmond, applicant, requested a two week continuance until the Planning Commission Meeting on March 26, 2014.

Commissioner Sherrill left the boardroom at 2:45 p.m.

Motion: Commissioner Martinez made a motion to approve the applicants request for a two week continuance until the Planning Commission Meeting on March 26, 2014.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioner Sherrill re-entered the boardroom at 2:47 p.m. and did not vote on this item.

### **Citizens to Speak:**

William Bunce, spoke in opposition.

Commissioner Sherrill left the boardroom at 2:50 p.m. and did not revote on the item.

Commissioner Martinez left the boardroom at 2:52 p.m. and did not revote on the item,

Motion: Commissioner Peck made a motion to approve the applicants request for a two week continuance until the Planning Commission Meeting on March 26, 2014.

Second: Commissioner Rinehart

In Favor: Unanimous

Opposed: None

Motion Passes

### **Other Items**

21. Approval of the minutes for the February 26, 2014 Planning Commission meeting.

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

Melissa Ramirez, Planning Manager, advised the Commissioners to complete their Financial disclosure Reports.

23. Adjournment.

There being no further business, the meeting was adjourned at 2:55 p.m.

APPROVED



Roberto R. Rodriguez

ATTEST:



John P. Jacks, Executive Secretary