



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

PLANNING COMMISSION MINUTES
☞ March 26, 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, Harris, Peck, Love, Salazar (ex--oficio Zoning Chairman)

Absent: Sherrill, Garcia

4. Citizens to be heard

The following citizens spoke in opposition of Plan Amendment Case number PA 14023 (located at 1515 Mission Road) previously presented to the Planning Commission on February 12, 2014 & Zoning Case number Z2014085 (located at 1515 Mission Road) previously presented to the Zoning Commission on March 18, 2014.

Mary Flores, spoke in opposition.

Elida Contreras, spoke in opposition.

Luis A. Robles, spoke in opposition.

Adriana Amador, spoke in opposition.

Leticia Vela, spoke in opposition.

Meredith Mcguire, spoke in opposition.

Epifranio Hernandez, spoke in opposition.

Marisol Cortez, spoke in opposition.

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 was pulled from the Agenda.

19. ~~(Continued from March 12, 2014) 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, Department of Planning & Community Development).~~ - **Pulled**

Combined Hearing

Plats

5. **060626:** Request by Hunter's Pond, LP to **rescind** the approval of Plat 060626, **Hunter's Pond Phase – 6A, Subdivision**. The subject property is located east of the intersection of Hunter's Pond and Dry Moss Pass. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
6. **080428:** *Request by 242 Cresta Bella, Ltd., to **rescind** the approval of Plat 080428, **Cresta Bella Unit 6A Enclave**. The subject property is generally located south of Heuermann Road and west of Milsa Drive. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).

7. **120425:** *Request by 242 Cresta Bella, Ltd., for approval of a major plat to subdivide a 13.446-acre tract of land to establish the **Cresta Bella Unit 6A1 Enclave**, generally located south of Heuermann Road and west of Milsa Drive. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
8. **120443:** *Request by GKH Developments, LTD., for approval of a major plat to subdivide a 27.411-acre tract of land to establish the **Dominion Unit 13-A Planned Unit Development** Subdivision, generally located east of IH10, south of Dominion Drive. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).
9. **130243:** Request by Habitat for Humanity of San Antonio, Inc., for approval of a major plat to replat and subdivide a 2.554-acre tract of land to establish the **Pillar Oaks** Subdivision, generally located southeast of the intersection of West Kirk Place and S.W. 21st Street. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
10. **130247:** *Request by S.A. Kinder Ranch Unit-8, Inc., for approval of a major plat to subdivide a 17.323-acre tract of land to establish the **Kinder Northeast, Unit-8 (PUD)** subdivision, generally located north of the intersection of Roaring Fork and Sopris Lane. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Service Department).
11. **130347:** *Request by Emerald Oaks Retirement Community, LLC, for approval of a major plat to subdivide a 14.640-acre tract of land to establish the **Bulverde Oaks Tract 3** Subdivision, generally located northeast of the intersection of Bulverde Road and Bulverde Parkway. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
12. **130554:** Request by WPE Ventures, LLC, for approval of a major plat to subdivide a 4.961-acre tract of land to establish the **Westcreek Oaks, Unit - 4** Subdivision, generally located east of the intersection of Talley Road and Wiseman Boulevard. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
13. **130555:** Request by WPE Ventures, LLC, for approval of a major plat to subdivide a 10.867-acre tract of land to establish the **Westpointe East, Unit 22-B** Subdivision, generally located southwest of the intersection of Wiseman Boulevard and Cottonwood Way. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
14. **130556:** Request by WPE Ventures, LLC, for approval of a major plat to subdivide a 20.597-acre tract of land to establish the **Westpointe East, Unit-22J** Subdivision, generally located southwest of the intersection of Wiseman Boulevard and Cottonwood Way. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
15. **130649:** *Request by Meritage Homes of Texas, LLC, for approval of a major plat to subdivide a 27.43-acre tract of land to establish the **Steubing Farm Unit – 7 (Enclave)** Subdivision, generally located south of the intersection of West Hausman Road and J.V. Bacon Parkway. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).

Land Transactions

17. **S.P. 1784:** Consideration of a Resolution supporting and recommending City Council approve a request to declare as surplus and authorize the disposition of city-owned property located at 915 Castroville Road in NCB 11250, Council District 5 as requested by TCP Capital Partners. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office).

Comprehensive Master Plan Amendments

18. **PA 14029:** (*Continued from March 12, 2014*) 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, Development Services Department).

Larry Odis, 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 Martinez to approve items on the combined hearing as presented.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passes

Individual Hearing

Flood Plain Variance

16. **FPV 14-006:** Request by WS-SAS Development, LLC, for approval of a floodplain variance to Section 35-F124 (f) (26) (F) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulatory floodplain for the **Stillwater Ranch Unit 9 Subdivision, Letter of Map Revision (LOMR)**, a 19.905 acre tract of land within the Culebra Creek watershed. (Sabrina Santiago EIT, CFM Senior Engineering Associate, (210) 207-0182, sabrina.santiago@sanantonio.gov, Transportation & Capital Improvements (TCI) Storm Water Review Team).

Commissioner Peck left the board room at 2:50 p.m. for recusal purposes.

Larry Odis, Planner, presented the item and recommended approval.

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

Second: Commissioner Love

In Favor: Unanimous

Opposed: None

Motion Passes

Other Items

*Military Notification

20. Approval of the minutes for the March 12, 2014 Planning Commission meeting.

Motion: Commissioner Martinez to approve the minutes from March 12, 2014.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passes

21. 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.

22. 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