



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

PLANNING COMMISSION MINUTES

☞ March 27, 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, Kossl, Love, Peck, Martinez.
Absent: A. Rodriguez, Sherrill, Harris.

4. Citizens to be heard

Rey Saldana, Councilman for District 4, spoke in favor of Item #14

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.

Commissioner A. Rodriguez and Commissioner Sherrill entered the boardroom at 2:06 p.m.

Combined Hearing

Plats

5. **120259***: Request by McMillin Texas Development LLC, for approval of a major plat to subdivide a 8.211-acre tract of land to establish the **North Pointe Unit 4A PUD** Subdivision, generally located southwest of the intersection of Elm Creek Park and Woodlawn Ridge, in Council District 9. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
6. **120281**: Request by Lone Oak 1604, LLC, for approval of a major plat to subdivide a 21.117-acre tract of land to establish the **Liedecke Road Apartments** Subdivision, generally located north of Loop 1604, on the west side of Liedecke Road, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
7. **130071**: Request by 1836 Asset Development, LLC, approval of a major plat to replat and subdivide a 0.974-acre tract of land to establish the **E. Quincy Townhomes, IDZ** Subdivision, generally located south of the intersection of East Quincy Street and Newell, within City Council District 1. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
8. **130080**: Request by Timothy O'Shea, for approval of a major plat to subdivide a 24.72-acre tract of land to establish the **Isola Bella MPCD** Subdivision, generally located at the southeast corner of State Highway 151 and Ingram Road, within City Council District 6. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
9. **130082**: Request by CVS Realty, for approval of a minor plat to subdivide a 2.446-acre tract of land to establish the **CVS #10264** Subdivision, generally located at the southeast corner of W.W. White Road and Lord Road, within City Council District 2. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
10. **130107**: Request by Farinon Business Park, LTD, for approval of a major plat to replat and subdivide a 21.086-acre tract of land to establish the **Technology Park, Unit 13A** Subdivision, generally

* Property is located within the Camp Bullis Notification Area

located east of Farinon Drive, north of Epsilon, within City Council District 8. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Plat Deferral

11. **120432:** Request by Domingo Sanchez for a temporary utility service prior to plat approval and recordation of the **SD** Subdivision, a one (1) non-single family lot consisting of 1.90 acres, generally located on the northeast corner of Rakowitz Road and Ford, outside San Antonio City Limits. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Land Transactions

12. A request by the San Antonio Public Library Department for approval of the acquisition of approximately 5.5 acres of land with an existing 8,000 square foot building located at 2515 E. Evans Road in NCB 17600, within City Council District 9, for the District 9 New Branch Library Project, a 2012 General Obligation Bond funded project. The City of San Antonio has completed site selection and due diligence, and this site has been accepted by the Library Board of Trustees by action at its meeting on February 27, 2013. **Staff recommends approval.** (Kathy Donellan, Assistant Director, Support Services/Library and Mike Etienne, Assistant Director, Real Estate, Capital Improvement Services Department)
13. **Parcel 18980/18980A** - Consideration of a Resolution supporting and recommending City Council approval of the acquisition of fee simple title to privately-owned real property located in NCB 15613 and NCB 13975, needed for Open Space-District 4 Project, within City Council District 4. **Staff recommends approval.** (Carol Newman, (210) 207-8119, carol.newman@sanantonio.gov, Capital Improvements Management Services)
14. **S.P. 1600:** A request by Criterion Broadway, LP., for approval of a resolution authorizing the grant of a license agreement to use 1,436 square feet (.03296 of an acre) of the south side of E. Grayson Street Public Right of Way located between Alamo and Broadway Streets for the installation, maintenance and operation of a curb cut to allow for six parking spaces, in City Council District 2, adjacent to New City Block 1765, **Staff recommends approval.** (Jesse Quesada, Management Analyst (210) 207-6971, jesse.quesada@sanantonio.gov, Capital Improvement Management Services)

Comprehensive Master Plan Amendments

15. **PA 13023:** A request by P.W. Christensen, PC 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 use of approximately 1.88 acres of land out NCB 16374 located at 5703 and 5719 Rittiman Plaza from "Community Commercial" to "Light Industrial", in City Council District 2. **Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Department of Planning and Community Development)
16. **PA 13024:** 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 use of approximately 4.46 acres of land legally described as Lots 92, 94, and 95, NCB 11884, located at 1438 E. Sandalwood

Land, 353 W. Sunset Road, and 331 W. Sunset Road from “Medium Density Residential” and “Mixed Use” to “High Density Residential”, in City Council District 9. **Staff recommends approval.** (Krystin B. Ramirez, Planning Intern/Jacob T. Floyd, Senior Planner, (210) 207-8318, Krystin.Ramirez@sanantonio.gov, Department of Planning and Community Development)

17. **PA 13026:** A request by K/T HOLDINGS, LLC, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.2578 acres of land out of NCB 1744, located at 405, 409 and 411 Kendall Street, in City Council District 1, from “Low Density Residential” to “Medium Density Residential” and to include “IDZ” as a base zoning district to the Corresponding Zoning Table of the Medium Density Residential land use category. Land Use Description to include “IDZ as a base zone should be for residential use only and should not exceed 17 dwelling units per acre”. **Staff recommends approval.** (John Osten, Sr. Planner, (210) 207-0157, John.Osten@sanantonio.gov, Department of Planning and Community Development)

Richard Carrizales, Planner, presented items 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 Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

Individual Items

18. **120334:** Request by Stone Oak Hidden Canyon LLC, for approval of a major plat to replat and subdivide a 62.674-acre tract of land to establish the **Hidden Canyon Unit 1B PUD** Subdivision, generally located west of Canyon Golf Road, north of Stone Oak Parkway, within City Council District 9. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Commissioner Love left the boardroom at 2:18 p.m. for recusal purposes.

Commissioner A. Rodriguez left the boardroom at 2:42 p.m. and was not present for the vote.

Larry Odis, Planner, presented item and recommended approval.

The following citizen(s) appeared to speak:

Marion Horman, President of Home Owners Association, spoke in opposition.

Dave Durrant, spoke in favor of the item.

Meg Lorente, spoke in favor if the item.

Sandy Whitley, spoke in favor of the item.

Motion: Commissioner Martinez to approve item as presented.
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Love entered the boardroom at 2:44 p.m.

Commissioner A. Rodriguez entered the boardroom at 2:44 p.m.

Other Items

19. Approval of the minutes for the March 13, 2013 Planning Commission meeting.

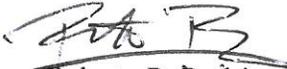
Motion: Commissioner A. Rodriguez to approve the minutes
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

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

No director's report

21. Adjournment.

There being no further business, the meeting was adjourned at 2:50 p.m.

APPROVED

Roberto R. Rodriguez

ATTEST:


John P. Jacks, Executive Secretary