



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

PLANNING COMMISSION MINUTES

☞ May 14, 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

Ex-Officio Members

Orlando Salazar, *Chair Zoning Commission*
Rey Saldana, *Councilmember*

Andrew Ozuna, *Chair Board of Adjustment*
Sheryl Sculley, *City Manager*

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) 207-7268 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) 207-7268 o al 711 (Servicio para personas con problemas auditivos Texas Relay).

For questions regarding agenda items, please call (210) 207-1111.

1. **1:30 P.M.** - Work Session, Lone Star 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. A majority of appointive members, other than ex officio, shall constitute a quorum.

2. **2:00 P.M.** - Call to Order, Training Rooms A&B
3. Roll Call

4. Citizens to be heard

Martin Kushner spoke in opposition of Item #39

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. **130173:** Request by KB Home Lone Star, L.P., for approval of a major plat to subdivide a 10.69-acre tract of land to establish the **Amber Creek Subdivision Unit 5**, generally located southwest of the intersection of Piccolo Creek and Boxer Creek. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
6. **130193:** Request by Alt Development, Inc., for approval of a major plat to replat a 20.59-acre tract of land to establish the **Westwinds West, Unit-5A PUD** Subdivision, generally located northwest of the intersection of Calaveras Way and Alamo Ranch. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).
7. **130217:** Request by One LCR, LLC, for approval of a major plat to subdivide a 0.862-acre tract of land to establish the **Clearcreek Subdivision, Unit 1**, generally located northwest of the intersection of Higgins Road and Bromley Place. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
8. **130282:** * Request by Continental Homes of Texas, LP, for approval of a major plat to subdivide an 18.981-acre tract of land to establish the **Fallbrook Unit 2, Enclave** Subdivision, generally located north of the intersection of Millstone Cove and Camellia Trace. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
9. **130283:** Request by Santikos Real Estate, for approval of a major plat to subdivide a 45.25-acre tract of land to establish the **Alamo Ranch Unit 18** Subdivision, generally located southwest of the intersection of Loop 1604 and Alamo Ranch Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
10. **130297:** Request by Babcock Road 165, Ltd., for approval of a major plat to subdivide a 14.779-acre tract of land to establish the **Weston Oaks Unit 9** Subdivision, generally located southwest of the intersection of Fiesta Ranch and Ranch Falls. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).
11. **130298:** Request by Babcock Road 165, Ltd., for approval of a major plat to subdivide a 13.199-acre tract of land to establish the **Weston Oaks Subdivision Unit 19**, generally located south of the intersection of Potranco Road and Fort Apache. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).

12. **130326:** Request by S&K Development Company, Inc., for approval of a major plat to subdivide a 12.07-acre tract of land to establish the **Marbach Village Unit 2** Subdivision, generally located south of the intersection of Marbach Canyon and Marbach Woods. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
13. **130379:** *Request by LHM Balcones Creek Development Inc, for approval of a major plat to subdivide a 19.229-acre tract of land to establish the **Balcones Creek Unit 1B, Enclave** Subdivision, generally located south of the intersection of Balcones Creek and Bearcat. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
15. **130400:** Request by Centex Homes, for approval of a major plat to subdivide a 8.939-acre tract of land to establish the **Reserve of Lost Creek Unit 4B, Enclave**, generally located north of the intersection of Old Paseo Way and Ralph Fair Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
16. **130512:** Request by One LCR, LLC, for approval of a major plat to subdivide a 2.715-acre tract of land to establish the **Clearcreek Subdivision, Unit 2**, generally located northwest of the intersection of Higgins Road and Bromley Place. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
17. **130562:** Request by Clifton Land 1, LP., for approval of a major plat to subdivide a 10.45-acre tract of land to establish the **Kinder Northeast, Unit -4 (PUD)** Subdivision, generally located northwest of the intersection of Kinder Parkway and Kinder Bluff. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).
18. **130660:** Request by WPE Ventures, LLC, for approval of a major plat to subdivide a 13.353-acre tract of land to establish the **Westpointe East, Unit 22-N** Subdivision, generally located southeast of the intersection of Cottonwood Way and Sage Run. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
19. **130661:** Request by WPE Ventures, LLC, for approval of a major plat to subdivide a 12.734-acre tract of land to establish the **Westpointe East, Unit-22M**, Subdivision generally located northwest 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).
20. **140025:** Request by Bitterblue – Two Creek North, Ltd., for approval of a major plat to subdivide a 4.63-acre tract of land to establish the **Two Creeks Collector** Subdivision, generally located north of the intersection of Two Creeks and Twin Acres. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
21. **140126:** *Request by Fourth Quarter Properties LXV, LP., for approval of a minor plat to vacate, resubdivide, and subdivide a 19.679-acre tract to establish the **Top Golf at the Rim MPCD** Subdivision, generally located northeast of the intersection of Interstate Highway 10 and Loop 1604. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).

22. **140174:** Request by KB Lone Star, Inc., for approval of a major plat to subdivide a 56.31-acre tract of land to establish **The Oaks at Fox Grove Subdivision Unit 1 & 2**, generally located southeast of the intersection of Creek River and Montrose Wood. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).

Variances

23. **FPV# 14-007 & 14-008:** Request by PAL Acquisitions, LP. for a variance to the Unified Development Code Appendix F, Subdivision C, Sections 35-F124 (c) (3) which allows increases in the 1% annual chance floodplain of no more than 6 inches. And 35-F124 (f) (26) (F) which indicates that the engineer of record must demonstrate that development will not increase the 1% annual chance floodplain post development velocities above 6 fps. The site is located in the northeast corner of Lookout Road & Loop 1604. **Staff recommends Approval.** (Sabrina Santiago, EIT, CFM, Senior Engineering Associate, (210) 207-0182, sabrina.santiago@sanantonio.gov, Transportation & Capital Improvements, Storm Water Division)

Time Extensions

24. **090286:** Request by HM Stonewall Estates, Ltd., for approval of a (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code, for the **Stonewall Estates Unit 4A (PUD)** Subdivision, generally located south of the intersection of Winecup Hill and Vanity Hill. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).

Street Name Change

25. **S14-003:** A request by Peacock Office, LLC, for a public hearing and resolution recommending approval of a street name change request to change the name of "Teecee Lane" to "Peacock Way" between NE Loop 410 and Cheever Boulevard. **Staff recommends Approval.** (Donna Camacho, Senior Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department).

Land Transactions

26. **St. Paul Area Properties:** Consideration of a request to declare as surplus and dispose of 6 City-owned real properties consisting of approximately 0.6785 acres of total land area known as 130 North Swiss, 134 North Swiss, 139 North Swiss, 126 North Cherry, 402 North Center and 406 North Center Streets located in New City Block 590. **Staff Recommends Approval.** (David A. McGowen, Real Estate Manager (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development and Operations).
27. **Bexar County Teachers Federal Credit Union Properties:** Consideration of a resolution to acquire real property consisting of approximately 0.9647 acres of land area legally described as Lots 15 and 16, Block 2, New City Block 1494 at the intersection of South New Braunfels Avenue and Dakota Street. **Staff Recommends Approval.** (David A. McGowen, Real Estate Manager (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development and Operations).
28. **S.P. 1329:** Consideration of a request to declare as surplus and dispose of City-owned real property consisting of approximately 0.2583 acres of land area known as 531 North Center Street located in New City Block 583. **Staff Recommends Approval.** (David A. McGowen, Real Estate Manager (210) 207-4081, david.mcgowen@sanantonio.gov, Center City Development and Operations).

30. **S.P. 1743:** Consideration of a Resolution supporting and recommending City Council approval of the declaration as surplus and sale of an unimproved 0.1086 acre tract of City owned land located at 163 East Lambert Street, as requested by Joe R. Vega. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services).
31. **S.P. 1758:** Consideration of a Resolution supporting and recommending City Council approval of the closure, vacation and abandonment of a 22 foot-wide alley Public Right of Way located between North Brazos Street and Fredericksburg Road adjacent to NCB 2022, as requested by Higgs Carter King GT Charter Academy. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services).
32. **S.P. 1773:** Consideration of a Resolution supporting a request by the San Antonio Water System to declare as surplus and dispose of twenty-eight former BexarMet properties located in Bexar County, Atascosa County and Medina County. **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office).
33. **S.P. 1802:** Consideration of a Resolution supporting a request by LDK Realty Investments, LLC to close, vacate and abandon unimproved portions of Anchor Drive, Link Drive and Lima Drive established by Lockhill Estates No. 2 plat. **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office).

Comprehensive Master Plan Amendments

34. **PA 14037:** A request by OCI Solar Power, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 138.73 acres of land out of NCB 16580, NCB 16581 and CB 5081, located in the 5200 through 5900 Blocks of East Loop 1604 North located on the west side of Loop 1604 approximately 4,000 feet north of Interstate Highway 10, from "Parks/Open Space" to "Light Industrial". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).
36. **PA 14042:** A request by Brown and Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.4824 acres of land Lot 109, Block 11, NCB 16098 located in the 6900 Block of Prue Road, from "Low Density Residential" to "Community Commercial". **Staff recommends Approval.** (Ernest Brown, Planner, (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department).
37. **PA 14043:** A request by Chad Carey, 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 2.306 acres of land out of NCB 2569, located in the 300 and 400 Blocks of East Cevallos Street and Clay Street, from "Low Density Mixed Use" to "High Density Mixed Use". **Staff recommends Approval.** (John Osten, Sr. Planner, (210) 207-2187, John.Osten@sanantonio.gov, Development Services Department).
38. **PA 14044:** A request by Kaufman & Killen, Inc, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 12.47 acres of land out of NCB 17635 located in the 7900-8000 Blocks of Leslie Road and the 10400 Block of Shaenfield Road, from "Mixed Use Center" to "General Urban Tier". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).

- 40. PA 14046:** A request by Martin & Drought, for approval of a resolution to amend the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 14.383 acres of land out of NCB 10613 located at 242 North WW White Road from “Regional Commercial” to “Heavy Industrial”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).

Ian Benavidez, 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 Garcia to approve items on the combined hearing as presented.

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

Individual Hearing

- 14. 130396:** Request by Cross Mountain Villas Ltd., for approval of a minor plat to replat and subdivide a 3.90-acre tract of land to establish the **Cross Mountain Villas** Subdivision, generally located east of Cross Mountain Trail, south of Comanche Gap. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).

Commissioner Love left the boardroom at 2:21 p.m. for recusal purposes.

Luz Gonzales, Planner, presented the item and recommended approval.

Citizens to Speak:

Steven Surratt, made a comment about deed restrictions but did not have an objection to the item.

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

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioner Love reentered the boardroom at 2:27 p.m.

- 29. S.P. 1697:** A Resolution on behalf of the Inner City Tax Increment Reinvestment Zone (TIRZ) Board to declare as surplus and sell an improved tract of real property known as 1511 E. Commerce Street within NCB 594 and authorizing its sale to IDEA Public Schools, a Texas non-profit corporation. In addition, since the property in question was purchased on behalf of the Inner City Tax Increment Reinvestment Zone (TIRZ) utilizing TIRZ funds this ordinance authorizes any necessary amendments to the TIRZ Project and Finance plans. **Staff recommends Approval.** (Jesse Quesada, (210) 207-6971, jesse.quesada@sanantonio.gov, EastPoint & Real Estate Services).

Commissioner Salazar entered the boardroom at 2:27 p.m.

Jesse Quesada, Planner, presented the item and recommended approval.

Jonathan Lane, TIRZ Representative, was available for questions.

Motion: Commissioner Martinez made a motion to approve the item.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

- 35. PA 14040:** A request by Abelardo Juarez, for approval of a resolution to amend the future land use plan contained in the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.32 of an acre of land out NCB 761 located at 308 Warren Street, from “Low Density Residential” to “High Density Residential”. **Staff recommends Denial.** (John Osten, Sr. Planner, (210) 207-2187, John.Osten@sanantonio.gov, Development Services Department).

John Osten, Planner, presented the item and recommended denial of the request to amend from low density residential to high density residential.

Citizens to Speak:

Maria Gomez, spoke in favor of staff’s recommendation of denial.

Laura Sanguino, spoke in favor of staff’s recommendation of denial.

Motion: Commissioner Love made a motion to approve staff’s recommendation of denial.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

- 39. PA 14045:** A request by Julian Rotnofsky, 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 future land use of approximately 0.1917 of an acre legally described as Lot 5, Block 4, NCB 844 located at 617 East Euclid Avenue, from “Low Density Residential” to “Medium Density Residential”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).

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

Julian Rotnofsky, suppliant, was available for questions.

Motion: Commissioner Martinez made a motion to approve the item.
Second: Commissioner Harris
In Favor: R. Rodriguez, Martinez, A. Rodriguez, Rinehart, Harris, Love, Peck,
Opposed: Garcia, Sherrill, Salazar
Motion Passes

Other Items

*Military Notification

~~41. Consideration and Action to convene a Planning Commission meeting on May 21, 2014, contingent upon City Council approval of an effective date, prior to June 9, 2014, to increase SAWS impact fees. -Pulled~~

42. Approval of the minutes for the April 23, 2014 Planning Commission meeting.

Motion: Commissioner Peck to approve the minutes from April 23, 2014.

Second: Commissioner Rinehart

In Favor: Unanimous

Opposed: None

Motion Passes

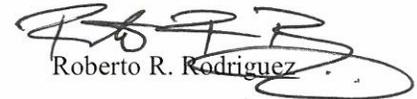
43. Director's report - City Council Action Update (Planning Commission items sent to Council).

None

44. Adjournment.

There being no further business, the meeting was adjourned at 3:28 p.m.

APPROVED


Roberto R. Rodriguez

ATTEST:



John P. Jacks, Executive Secretary