



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

PLANNING COMMISSION MINUTES

☞ May 22, 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 - R. Rodriguez, Oroian, Kossl, Love, Peck, A. Rodriguez, Sherrill, Harris.

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. **120256:** Request by Jesus S. Rodriguez, for approval of a minor plat to replat a 1.34-acre tract of land to establish the **Fertile Valley Farms** Subdivision, generally located on the south side of Ayrshire Road, east of Higgins Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
6. **120401:** Request by Mission Del Lago, LTD. for approval of a major plat to subdivide a 14.04-acre tract land to establish the **Mission Del Lago Unit 10A** Subdivision, generally located southwest of the intersection of Three Iron and Del Lago Parkway. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
7. **130022:** Request by Wal-Mart Real Estate Business Trust, for approval of a major plat to subdivide a 41.413-acre tract of land to establish **Wurzbach Shopping Center** Subdivision, generally located southwest of the intersection of Wurzbach Parkway and Blanco Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
8. **130175:** Request by Empire Construction Management, Inc., for approval of a minor plat to subdivide a 3.07-acre tract of land to establish the **E & E Valdez** Subdivision, generally located north of Rabel Road, east of FM 1937. **Staff's recommendation is pending.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
9. **130197:** Request by Prue Lofts, LLC, for approval of a minor plat to replat a 12.220-acre tract of land to establish the **Boardwalk on Research** Subdivision, generally located south of the intersection of Prue Road and Laureate Drive. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

*Camp Bullis Notification

Planned Unit Development (PUD) Plans

10. **PUD 13-002:** Request by Fountain Residential Partners, for approval of **The Boulevard** PUD Plan, generally located southeast of the intersection of UTSA Boulevard and The Drag. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Land Transactions

11. **S.P. 1529:** Request by S & K Development Company, Inc., James M. Schneider, CF Land, LLC, Qwest Communications Corp. and Samnani Properties, Ltd. (Petitioners) to close, vacate and abandon 2.14 acres of Old Dwyer Road (93,218 square feet) Public Right of Way, located between SW Loop 410 and Ray Ellison Road, adjacent to NCB 15228. **Staff recommends approval.** (Martha Almeria, (210) 207-46970, martha.almeria@sanantonio.gov, Capital Improvements Management Services).
12. **S.P. 1733A/B:** Request by the City of San Antonio and the San Antonio Water Board (SAWS) to declare as surplus and exchange properties located at 900 E. Commerce, within NCB 13813, as part of the city's Market Street realignment project. **Staff recommends approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov Capital Improvements Management Services).
13. The San Antonio Public library seeks **approval** for the acquisition through dedication of a fee simple title to 5.73 acres of a donated site of privately-owned real property located at U.S. Highway 87 East in NCB 18274 in council District 2. This project provides for the development of a branch library in Council District 2. The donation of this site allows the San Antonio Public Library Department to fulfill a commitment made to the citizens of San Antonio in the 2012 Bond initiative to build a new branch library to serve the communities on the East side. A new library in this area is crucial to the Library Departments efforts to serve this growing and library underserved area of the city. The City of San Antonio has completed due diligence and this site has been accepted by the Library Board of Trustees by action at its meeting on March 27, 2013. **Staff recommends Approval.** (Rich Walker, Project Control Manager, (210) 207-2637, rich.walker@sanantonio.gov, San Antonio Public Library)
14. A resolution to declare as surplus and dispose of real property comprising 0.357 acres of land with the legal description of New City Block 271 Block 92 Lot 22; and the East 8 feet of the North 37.5 feet of the South 47.6 feet of Lot 5, Block 96, New City Block 271. **Staff recommends approval.** (Scott Price, (210) 207-6357, scott.price@sanantonio.gov, Center City Development)
15. ~~**IV-13-003:** Request by Russell Switzer 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 Statues, Local Government Code, Section 212.0115, Certification Regarding Compliance with Plat Requirements, for the property located at 7389 Pearsall Road. **Staff recommends denial.** (Luz M. Gonzales, Planner (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department) — **Pulled**~~

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

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

Individual Hearing

Plat

16. **120234**: Request by Jaime Flores, Agent for approval of a major plat to replat a 4.788-acre tract of land to establish the **Gran Fortaleza Unit 2B** Subdivision, generally located on the west side of George Patton Drive, north of Mally Boulevard. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Larry Odis, Planner, presented item and recommended approval.

Frank Laborde, Applicant, available for questions.

The following citizen(s) appeared to speak:

Josefa Perez, spoke in opposition.

Chairman Rodriguez asked for a motion to table the item until the end of the meeting.

Motion: Commissioner Sherrill made a motion to table the item until the end of the meeting.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

Comprehensive Master Plan Amendments

PA13034: 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.

Tyler Sorrells, Planner, Presented item and requested a two week continuance.

Jose Gomez, Applicant, available to answer questions.

The following citizen(s) appeared to speak:

Yolanda Dickson, spoke in opposition.

Anne Sullivan, spoke in opposition.

Motion: Commissioner Kossl made a motion to continue the item for two weeks, until the next Planning Commission Meeting on June 12, 2013.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passes

Comprehensive Master Plan Amendments

17. **PA13032:** A request by the City of San Antonio, for approval of a resolution to amend the Arena District/Eastside Community Plan and Government Hill Neighborhood Plan, components of the Comprehensive Master Plan of the City, by adding the Eastside CHOICE Neighborhood Transformation Plan bounded by Interstate Highway 35 to the north, railroad tracks to the east, New Braunfels Avenue to the west and Martin Luther Kind Drive to the south, as a Neighborhood Revitalization supplement (City Council District 2). **Staff recommends approval.** (John Osten, Sr. Planner, (210) 207-2187, John.Osten@sanantonio.gov, Department of Planning and Community Development)

John Osten, Planner, presented item and recommends approval.

Lourdes Castro Ramirez, Representative for San Antonio Housing Authority

The following citizen(s) appeared to speak:

*Camp Bullis Notification

Jackie Gorman, spoke in favor.

Daniel Arellano, spoke in favor.

Gordon Benjamin, spoke in favor.

Christine Drennon, spoke in favor.

Ruben Fechner, spoke in favor.

Marlene Hawkins, spoke in opposition.

Mary ellen Burns, spoke in favor.

Mel Fechner, spoke in favor.

William Harper, spoke in opposition.

Charles English, spoke in opposition.

Joaquinn Arch, spoke in favor

Norma Jean Witherspoon, spoke in favor.

Marie Stout, spoke in favor.

Motion: Commissioner Oroian to approve item as presented.

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

Plat

18. **120234**: Request by Jaime Flores, Agent for approval of a major plat to replat a 4.788-acre tract of land to establish the **Gran Fortaleza Unit 2B** Subdivision, generally located on the

*Camp Bullis Notification

west side of George Patton Drive, north of Mally Boulevard. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Elizabeth Carol, to clarify and answer questions on Item # 5.

Motion: Commissioner A. Rodriguez to approve item as presented.
Second: Commissioner Love
In Favor: Unanimous
Opposed: None

Commissioner Kossl left the board room at 3:14 p.m. for recusal purposes.

Plat

19. **120429***: Request by Tuscany Heights, LLC, for approval of a major plat to vacate and resubdivide a 5.291-acre tract of land to establish the **Tuscany Heights, Unit 2B PUD** Subdivision, generally located east of the intersection of Wilderness Oak and Mountain Lodge. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Larry Odis, Planner, presented item and recommends approval

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

Commissioner Kossl reentered the boardroom at 3:15 p.m.

Commissioner Peck left the boardroom at 3:15 p.m. for recusal purposes.

Plat

20. **130191**: Request by Richard Hovenden, for approval of a minor plat to replat a 1.065-acre tract of land to establish the **Knight Robin** Subdivision, generally located north of Knight Robin, east of North Vandiver Road. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Larry Odis, Planner, presented item and recommends approval.
Jesse Cantu, Applicant, available to answer any questions.

Motion: Commissioner Kossl to approve item as presented.
Second: Commissioner Love
In Favor: Unanimous

*Camp Bullis Notification

Opposed: None

Commissioner Peck reentered the boardroom at 3:17 p.m.

Other Items

21. Technical Advisory Committee consideration for appointment an Alternate Engineering Representative, Alternate Developer Representative, Zoning Commissioner, Alternate Zoning Commission with voting rights. (Elizabeth Carol, AICP, Principal Planner, (210) 207-7893, Elizabeth.Carol@sanantonio.gov, Department of Development Services)

Elizabeth Carol, AICP Principal Planner, presented item.

Commissioner Kossl made a motion to accept an alternate engineering representative with voting rights when the primary representative is not present, and we will not consider the alternate developer representative today and will change that to the architectural representative at the next meeting and take that in to consideration at that time.

Motion: Commissioner Kossl motioned to accept an alternate engineering representative with voting rights and to consider the alternate architect TAC member at the next Planning Commission Meeting.

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

Commissioner Oroian made a motion to add to the Next Planning Commission Agenda on June 12, 2013 to appoint Joyce Janota as an architect alternate TAC member with voting rights when the appointed architect member is not present.

Motion: Commissioner Oroian to appoint Joyce Janota as alternate architect TAC member at the June 12, 2013 Planning Commission Meeting.

Second: Commissioner Love

In Favor: Unanimous

Opposed: None

22. Approval of the minutes for the May 8, 2013 Planning Commission meeting.

Motion: Commissioner Kossl to approve the minutes.

Second: Commissioner Oroian

In Favor: Unanimous

Opposed: None

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

No Directors Report

*Camp Bullis Notification

24. Adjournment.

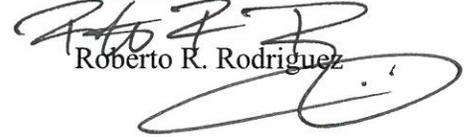
There being no further business, the meeting was adjourned at 3:25 p.m.

ATTEST:



John P. Jacks, Executive Secretary

APPROVED



Roberto R. Rodriguez