



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

PLANNING COMMISSION MINUTES

☞ May 8, 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, A. Rodriguez, Sherrill, Harris.
Absent- None

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. **120332***: Request by Northside ISD, for approval of a major plat to replat and subdivide a 13.98-acre tract of land to establish **Cielo Vista So. Elementary School** Subdivision, generally located on the south side of Oak Drive, east of Milsa Drive. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
6. **120338**: Request by Northside ISD, for approval of a major plat to subdivide a 26.94-acre tract of land to establish **Stevens Ranch Middle School** Subdivision, generally located northwest of the intersection of Bella Vista Place and Volante, **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
7. **120354**: Request by BOH Indian Springs TX, L.P., for approval of a major plat to replat and subdivide a 63.478-acre tract of land to establish **Indian Springs Estates North, Unit 2A P.U.D.** Subdivision, generally located west of the intersection of Dakota Chief and Yukon Straight. **Staff recommends approval.** (Luz Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **120410**: Request by Forestar Real Estate Group, for approval of a major plat to replat and subdivide a 44.050-acre tract of land to establish **Town Center, Phase 2** Subdivision, generally located west of TPC Parkway, southeast of Wild Ridge. **Staff recommends approval.** (Luz Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
9. **130012**: Request by S.R. Holdings, L.P., for approval of a major plat to subdivide a 12.117-acre tract of land to establish **Bella Vista Unit 3A Section 3** Subdivision, generally located north of Bella Vista Place, east of Volante. **Staff recommends approval.** (Luz Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
10. **130060**: Request by Eckert Road HP, LLC, for approval of a major plat to replat a 19.540-acre tract of land to establish **Eckhart Multi-Family** Subdivision, generally located north of Eckhart Road, west of Huebner Road. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
11. **130121***: Request by DRI/NRP San Antonio LLC, for approval of a major plat to subdivide a 15.552-acre tract to establish **NRP-UTSA** Subdivision, generally located on the north side of UTSA Boulevard, east of Valero Way. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

12. **130449:** Request by University of the Incarnate Word, for approval of a minor plat to replat a 0.201-acre tract of land to establish **Country Club Place 2nd Filing BSL**, generally located on the north side of Perry Court, west of New Braunfels Avenue. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Time Extension

13. **080436:** Request by David P. Beales, Agent 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 **Camp Bullis Corner** Subdivision, generally located southwest corner of Old Camp Bullis Road and Talavera Ridge. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Variance

- ~~14. **TPV 13-002:** Request by Pape Dawson Engineers on behalf of Calle Stone Oak 1, Ltd. for a Tree Preservation variance from the UDC, Section 35-523(h), 100 Year Floodplain and Environmentally Sensitive Areas, for the **Stone Oak 23 Acre Business Park Sewer and Overhead Electrical Extension** to provide sewer and electrical overhead to a multi family and commercial business park located approximately 2,000 feet east of Stone Oak Parkway and Canyon Golf Road. Staff recommends **approval**. Staff recommends **approval**. (Mark C. Bird, City Arborist, (210) 207-0278, Mark.Bird@sanantonio.gov, Development Services Department) **Pulled by Staff**~~

Land Transactions

S.P. 1725: A request by San Antonio Water System, for approval of a resolution supporting the declaration as surplus and disposal of property located at 2518 21st Street in NCB 6777. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services Department)

Comprehensive Master Plan Amendment

15. **PA13031** [This item continued from April 24, 2013 public hearing.] A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the Mahncke Park Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.361 acres of land out of NCB 3081, located at 137 Catalpa Street from "Low Density Mixed Use" to "Compact Multifamily Residential". Staff recommendation is approval. (John Osten, Sr. Planner, (210) 207-2187, John.Osten@sanantonio.gov, Department of Planning and Community Development)

Luz Gonzales, Planner, presented items and recommended approval.

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

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

Individual Hearing

Plat

16. **130260:** Request by James M. McMillan, for approval of a minor plat to replat a 0.401-acre tract of land to establish **Bluffview Estates Unit 2 BSL**, generally located on the southeast corner of Bluff Ivey Lane and Stonewood Drive. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Larry Odis, Planner, presented item and recommended approval.

Tony Saucedo, Representative, available to answer questions.

The following citizen(s) appeared to speak:

Hollis Grizzard, spoke in favor.

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

Land Transactions

17. **S.P. 1720** Approval of a resolution supporting and recommending City Council approve requests by the Calumet San Antonio Refinery, LLC for use of public right-of-way to install, maintain and operate its piping under the roadway for its San Antonio Refinery Crude Pipeline. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services Department)

Mary Fors, Capital Improvements Management Services Department, Presented item and recommends approval.

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

Comprehensive Master Plan Amendment

18. Public hearing and consideration of a resolution recommending approval of an Extraterritorial Jurisdiction (ETJ) release of approximately 8 square miles of land from the City of San Antonio to the City of Helotes. The subject areas are located in northwest Bexar County and are described as follows: (1) land generally located to the northwest of the City of Helotes and bisected by State Highway 16 (also known as Bandera Road); (2) land generally located to the west of the intersection of State Highway 16 (also known as Bandera Road) and Loop 1604; (3) land generally located to the south of the City of Helotes and bounded on the southwest by Galm Road and Shaenfield Road; and, (4) land generally located to the east of Government Canyon State Natural Area. Staff recommends Approval. (Christopher J. Looney, AICP, Assistant Director, (210) 207-5889, Christopher.Looney@sanantonio.gov, Department of Planning & Community Development)

Christopher Looney, AICP, Assistant Director, Presented item and recommends approval.

Commissioner Oroian makes a motion to approve the item with the recommendation that Council discusses the impact of FILO fees that were paid for development in this area.

Motion: Commissioner A. Rodriguez to approve item with Commissioner Oroian's recommendation.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

19. Technical Advisory Committee interviews and consideration for appointment for the following vacancies: (3) Community at Large, (1) Development Representative, (2) Engineering Representative, and (1) ex-officio member. (Elizabeth Carol, AICP, Principal Planner, (210) 207-7893, Elizabeth.Carol@sanantonio.gov, Department of Development Services)

The following individuals have been appointed for Community At Large.

Grace Garza

Adriana Swindle

Nathan A. Phillips

The following individual has been appointed for Development Community.

Susan Wright

The following individuals have been appointed for Engineering Community.

Bob Liesman

Paul W. Denham

Commissioner Oroian made a motion to add to the next Planning Commission Agenda to appoint Robert Leonhard as first alternate for TAC Engineering Community and Joyce Janota as first alternate for TAC Development Community.

Motion: Commissioner Oroian to approve item as presented.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioner Oroian to recommend Commissioner Kevin Love as Ex-officio for TAC with voting rights.

Motion: Commissioner Oroian to recommend Kevin Love as Ex-officio.

Second: Commissioner Kossl

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioner Kossl left the boardroom at 4:05 p.m. and did not vote on the approval of the minutes from the Planning Commission Meeting on April 24, 2013.

Other Items

20. Approval of the minutes for the April 24, 2013 Planning Commission meeting.

Motion: Commissioner Oroian to approve the minutes.

Second: Commissioner Harris

In Favor: Unanimous

Opposed: None

Motion Passes

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

None

22. Adjournment.

There being no further business, the meeting was adjourned at 4:10 p.m.

ATTEST:



John P. Jacks, Executive Secretary

APPROVED



Roberto R. Rodriguez