



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

## PLANNING COMMISSION MINUTES

### 🌀 November 13, 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, A. Rodriguez, Kossl, Sherrill, Harris, Love, Peck, 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.*

### **Planned Unit Development**

~~13-00011: Request by R/A Dominion Development Properties, for approval of the **Dominion Hills PUD** Plan, generally located southeast of the intersection of I.H. 10 and Dominion Drive. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department) - Pulled by the Applicant~~

### **Plat Deferral**

5. ~~140030: Request by D. Scott Dye, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **Military Drive Church** Subdivision, a 7.892-acre tract of land, generally located northeast of the intersection of Military Drive West and Rousseau Street. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department) – Pulled by the Applicant~~

### **Combined Hearing**

#### **Plats**

6. **120252:** Request by San Antonio Water System, for approval of a minor plat to replat an 11.550-acre tract of land to establish the **Micron Pump Station** Subdivision, generally located northeast of the intersection of Micron Drive and Potranco Road. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Service Department)
7. **130466:** Request by North East Independent School District, for approval of a minor plat to replat a 18.898-acre tract of land to establish the **John Nance Garner Junior High School** Subdivision, generally located southeast of the intersection of Harry Wurzbach Road and Cripple Creek. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
8. **130520:** Request by Stacey Michelle Voss, for approval of a minor plat to replat a 2.63-acre tract of land to establish the **Voss** Subdivision, generally located northeast of the intersection of Tejas Trail West and Point Comanche. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
9. **130568:** Request by FPMC San Antonio Reality Partners, LP, for approval of a minor plat to replat a 8.327 acre tract of land to establish the **Forest Park Medical Center-2 MPCD** Subdivision, generally located south of Presidio Parkway, east of Interstate Highway 10. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

10. **130598:** Request by Harlandale Independent School District, for approval of a major plat to replat a 7.531-acre tract of land to establish the **McCollum High School South Subdivision**, generally located northwest of the intersection of Aubrey Avenue and Hopkins. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department)

#### **Plat Deferrals**

11. **130602:** Request by David W. Dye III, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **Goodfire** Subdivision, an 0.863-acre tract of land, generally located west of the intersection of Perrin Beitel and Industrial Center. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
12. **140019:** Request by Alberto Lizalde, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **Lizalde Acres** Subdivision, a 0.2410 acre tract of land, generally located northwest of the intersection of Lovett and Rankin. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)

#### **Land Transaction**

13. S.P. 1570: Consideration of a Resolution supporting and recommending City Council approval to declare property owned by the San Antonio Water System as surplus to the needs of the City, and authorizing SAWS to dispose of an approximately 0.128 acre tract of property along the Olmos Creek Drainage ROW at Blanco Road. (Martha Almeria, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Capital Improvements Management Services)

#### **Comprehensive Master Plan Amendments**

14. **PA 14001:** A request by the City of San Antonio Development Services Department, for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2.19 acres of land out of NCB 17627, located on Texas Elm, west of the intersection of Lockhill-Selma Road and Huebner Road, from “Suburban Tier” to “General Urban Tier” in City Council District 8. **Staff recommends approval.** (Micah Diaz, Senior Planner, (210) 207-5876, [micah.diaz@sanantonio.gov](mailto:micah.diaz@sanantonio.gov), Development Services Department)
15. **PA 14002:** A request by Ralph Eugene Mullins, for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 5.87 acres of land out of NCB 15911, located at the southeast corner of the intersection of Crosswinds Way and Wurzbach Parkway, from “Regional Center” to “Specialized Center” in City Council District 10. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, [tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov), Development Services Department)

Luz Gonzales, Planner, presented 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 A. Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

### **Individual Hearing**

16. Consideration of a Resolution supporting and recommending City Council approval for the Limited Purpose Annexation of South San Antonio Areas 1 – 4, consisting of 36 square miles generally located south of Loop 410, between Old Pearsall Road and State Highway 181 in the southern portion of San Antonio's Extraterritorial Jurisdiction and Bexar County. (John Dugan, Director, Department of Planning and Community Development)

John Dugan, Director of the Department of Planning & Community Development, presented the item and recommends approval.

### **Citizens to Speak:**

T. Simon Martinez, spoke in opposition.

Lucy Adame Clark, spoke in opposition.

Jamie Adame, spoke in opposition.

Chris Prado, spoke in opposition.

Aurelina Prado, spoke in opposition.

Gracie Prado, spoke in opposition.

James Nation, spoke in opposition.

Randy Vela, spoke in opposition.

Cindy Madrulli, spoke in opposition.

Art Martines De Vora, requested the item be modified to allow Sandy Oaks to still become a city.

Daniel Ortiz, is not opposed or infavor but would like the chance to work with staff on this project.

Jorge Zapata, spoke in opposition.

Lawrence Zamora, spoke in opposition.

Darrell Mutz, spoke in opposition.

Tom Wood, gave his three minutes to Aurelia Prado.

Darrel Willoughby, spoke in opposition

Diana Quintanilla Montoya, spoke in opposition.

Motion: Commissioner Oroian made a motion to approve areas 1, 2 and 3 (only with in the existing CSMA) and none of area 4.

Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes

Commissioner Harris left the boardroom at 4:15 p.m.

### **Comprehensive Master Plan Amendment**

17. **PA 14007:** A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the United Southwest Communities Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1596.85 acres of land located west of Loop 410, south of Old Pearsall Road, north IH-35, and east of the Medina River from “Agricultural”, “Community Commercial”, “Mixed Use”, “Parks and Open Space”, “Regional Commercial”, and “Light Industrial” to “Heavy Industrial” and “Light Industrial”, and adding a “Heavy Industrial” comprehensive land use category to the Land Use Plan. **Staff recommends approval.** (Jacob Floyd, Senior Planner, (210) 207-8318, [jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov) , Department of Planning and Community Development)

Jacob Floyd, Senior Planner presented the item and recommended approval.

### **Citizens to Speak:**

Bill Adkins, spoke in favor.

Motion: Commissioner Martinez  
Second: Commissioner Kossl  
In Favor: Unanimous  
Opposed: None  
Motion Passes

### **Plats**

18. **130452:** Request by San Antonio Independent School District, for approval of a minor plat to replat a 4.755-acre tract of land to establish the **Woodlawn Elem. School Subd., III**, generally located northeast of the intersection of West Magnolia Avenue and North Elmendorf Street. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department)

Commissioner A. Rodriguez left the boardroom at 4:21 p.m. for recusal purposes.

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

Motion: Commissioner Peck  
Second: Commissioner Love  
In Favor: Unanimous  
Opposed: None  
Motion Passes

19. **130565:** Request by San Antonio Independent School District, for approval of a minor plat to subdivide a 2.4778-acre tract of land to establish the **Jefferson High School Unit IV** Subdivision,

generally located on the southeast intersection of Wilson Boulevard and Donaldson Avenue. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)

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

Motion: Commissioner Peck  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes

Commissioner A. Rodriguez reentered the boardroom at 4:25 p.m.

### **Comprehensive Master Plan Amendments**

20. **PA 14003:** A request by Edward R. Campos, for approval of a resolution to amend the future land use plan contained in the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.167 acres of land out of NCB 10605, located at 202 Adolph Street, from “Medium Density Residential” to “Neighborhood Commercial” in City Council District 5. **Staff recommends denial.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, [tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov), Development Services Department)

Tyler Sorrells, Planner, presented the item and recommended denial.

Edward Campos, applicant, requested a sixty day continuance until the Planning Commission Meeting on January 8, 2014.

Motion: Commissioner Oroian to approve the applicants request for a sixty day continuance until the Planning Commission Meeting on January 8, 2014.  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes

21. **PA 14008:** A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 38.88 acres of land located south of the Medina River, west of Applewhite Road, and north of Loop 1604, 2789 West Loop 1604 and portions of 19859 Applewhite Road and 19775 Applewhite Road from “Country Tier” to “Agribusiness/RIMSE Tier”. **Staff recommends approval.** (Jacob Floyd, Senior Planner, (210) 207-8318, [jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov), Department of Planning and Community Development)

Jacob Floyd, Senior Planner presented the item and recommended approval.

Motion: Commissioner Sherrill  
Second: Commissioner Martinez

In Favor: Unanimous  
Opposed: None  
Motion Passes

22. **PA 14009:** A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 942.36 acres of land bound by IH-37 to the west, U.S. Highway 181 and South Presa Street to the north, Donop Road and Old Corpus Christi Road to the east, and the existing city limits to the south from “Suburban Tier”, “Rural Estate Tier”, and “Agribusiness/RIMSE Tier” to “Rural Estate Tier”, “Agribusiness/RIMSE Tier”, and “Specialized Center”. **Staff recommends approval.** (Jacob Floyd, Senior Planner, (210) 207-8318, [jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov) , Department of Planning and Community Development)

Jacob Floyd, Senior Planner presented the item and recommended approval.

Motion: Commissioner Martinez  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes

23. **PA 14010:** A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2122.1 acres of land bound by the existing city limits and the San Antonio River to the north, Labus Road and Lamm Road to the east, Priest Road to the south, and Campbellton Road to the west from “County Tier”, “Rural Estate Tier”, “Suburban Tier”, and “Agribusiness/RIMSE Tier” to “Agribusiness/RIMSE Tier”, “General Urban Tier”, “Specialized Center”, “Civic Center”, “Regional Center”, and “Suburban Tier”. **Staff recommends approval.** (Jacob Floyd, Senior Planner, (210) 207-8318, [jacob.floyd@sanantonio.gov](mailto:jacob.floyd@sanantonio.gov), Department of Planning and Community Development)

Jacob Floyd, Senior Planner presented the item and recommended approval.

Motion: Commissioner A. Rodriguez  
Second: Commissioner Martinez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

#### Other Items

24. Approval of the minutes for the October 23, 2013 Planning Commission meeting.

Motion: Commissioner Peck

\*Camp Bullis Notification

Second: Commissioner Love  
In Favor: Unanimous  
Opposed: None  
Motion Passes

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

None

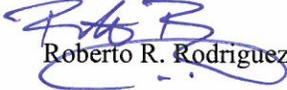
26. Adjournment.

There being no further business, the meeting was adjourned at 4:55 p.m.

ATTEST:

  
John P. Jacks, Executive Secretary

APPROVED

  
Roberto R. Rodriguez