



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

**PLANNING COMMISSION MINUTES**  
**☞ October 23, 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)
  - B. A briefing regarding two forthcoming Major Thoroughfare Plan amendment requests for Groesenbacher Road and Main Street (Planning and Community Development 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, Kossl, Love, Peck, Martinez, Sherrill, A. Rodriguez, Oroian, Harris.
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.

- ~~5. Action to refer the following items to the Planning Commission's Technical Advisory Committee.~~  
~~A. Major Thoroughfare Plan Amendment – Main Street – Pulled by the Applicant~~

**Combined Hearing**

**Plats**

6. **120426\***: Request by Westar Development, LLC, for approval of a major plat to vacate and resubdivide a 15.650-acre tract of land to establish the **Valencia Terrace Phase B, Enclave** Subdivision, generally located east of Blanco Road, north of San Clemente. **Staff recommends approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
7. **120427\***: Request by Westar Development, LLC, for approval of a major plat to subdivide a 12.814-acre tract of land to establish the **Valencia Terrace Phase C, Enclave** Subdivision, generally located north of the intersection of Blanco Road and Borgfeld Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **130136**: Request by Alamo Stonecrest Holdings, LLC and Alamo Vista Holding, LLC, for approval of a major plat to replat a 53.77-acre tract of land to establish the **Alamo Cement Subdivision Unit-5A Enclave**, generally located north of the intersection of Basse Road and U.S. Highway 281. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
9. **130174**: Request by One KR Venture, L.P., for approval of a major plat to replat and subdivide a 14.24-acre tract of land to establish the **Kallison Ranch Phase 1, Unit -11A** Subdivision, generally located north of the intersection of Culebra Road (F.M. 471) and Kallison Bend. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
10. **130525**: Request by Francisco Morales, for approval of a minor plat to replat a 0.51-acre tract of land to establish the **F. Morales** Subdivision, generally located northeast of the intersection of Higgins Road and Viewcrest Drive. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
11. **130579**: Request by TXBC Meadows, L.P., for approval of a major plat to subdivide a 5.081 acre tract of land to establish the **Champions Park U4A** Subdivision, generally located north of the intersection of Pink Star and Night Star. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

### Plat Deferral

12. **130658:** Request by Jeff Bonner R&D, Inc., for approval of a plat deferral to allow a temporary utility request prior to plat approval and recordation of the **Jeff Bonner R&D** Subdivision, a 1.362-acre tract of land, generally located east of the intersection of MacArthur View and Mopac Drive. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

### Time Extensions

13. **070220:** Request by Continental Homes of Texas, L.P., for a three (3) year Performance Guarantee time extension in accordance with Section 35-430(f) of the City of San Antonio's Unified Development Code (UDC), for the **Kallison Ranch Unit 25** Subdivision, generally located north of the intersection of Culebra Road (F.M. 47) and Kallison Vista. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
14. **070251:** Request by Continental Homes of Texas, L.P., for a three (3) year Performance Guarantee time extension in accordance with Section 35-430(f) of the City of San Antonio's Unified Development Code (UDC), for the **Kallison Ranch Unit 24** Subdivision, generally located southeast of the intersection of Kallison Vista and Melton Glen. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

### Variance

15. **FPV 13-003 & 13-004:** Request by North East ISD for a variance to the Unified Development Code Appendix F, Subdivision C, Section 35-F133 (c) (3) and (4), excluding capital improvement projects managed by a public agency, no construction activity in the FEMA 100-year floodplain is allowed prior to a CLOMR being approved by FEMA. The site is generally located south east of the intersection of Northeast Loop 410 and Harry Wurzbach. **Staff recommends approval.** (Daniel Aguilar, PE, CFM, Senior Engineer, (210) 207-0335, daniel.aguilar@sanantonio.gov, Department of Public Works, Planning & Engineering)

### Land Transactions

16. S.P. 1665 - 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 a 5.96 acre tract of property located at State Highway 151 and Potranco Road, commonly known as Albertson's. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services)

Richard Carrizales, 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 Peck to approve items on the combined hearing as presented.  
Second: Commissioner Kossl  
In Favor: Unanimous  
Opposed: None  
Motion Passes

### **Individual Hearing**

Commissioner Kossl left the boardroom at 2:14 p.m. for recusal purposes.

### **Plat**

17. **120371:** Request by Velma Development, LLC, for approval of a major plat to subdivide a 14.17-acre tract of land to establish the **Republic Oaks Unit 4** Subdivision, generally located southeast of the intersection of S.E. Military and W.W. White Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Richard Carrizales, Planner, Presented item and recommended approval.

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

Commissioner Kossl reentered the boardroom at 2:15 p.m.

### **Comprehensive Master Plan Amendment**

18. **PA 13053:** A request by Kaufmann and Killen, Inc., 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 6.75 acres out of Lot 10, Block 3, NCB 17171, located at 4949 Hamilton Wolfe, from “Regional Center” and “Natural Tier” to “Mixed Use Center”. **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-0157, tyler.sorrells@sanantonio.gov, Development Services Department)

Tyler Sorrells, Planner, Presented item and recommended approval.

Bill Coffman, Applicant, was available for questions.

**Citizens to Speak:**

Norma Castillo, spoke in opposition.

Belia Escamilla Aguilar, spoke in opposition.

Deborah Wright, spoke in opposition.

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

**Comprehensive Master Plan Amendment**

19. **PA 13054:** A request by Brown & Ortiz, P.C., 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 12.203 acres out of NCB 35733, located at 6975 Heuermann Road, 6970 and 7080 Oak Drive from “Suburban Tier” to “General Urban Tier”. **Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, Presented item and recommended approval.

Daniel Ortiz, Applicant, was available for questions.

**Citizens to Speak:**

Donna Gott, spoke in opposition.

Bill Shock, spoke in opposition.

Motion: Commissioner Peck  
Second: Commissioner Love  
In Favor: Peck, Love, R. Rodriguez, Oroian, A. Rodriguez, Kossel, Harris, Martinez.  
Opposed: Sherrill  
Motion Passes

**Other Items**

\*Camp Bullis Notification

Commissioner Kossl left the boardroom at 3:10 p.m. for recusal purposes.

20. Action to refer the following items to the Planning Commission's Technical Advisory Committee.  
B. Major Thoroughfare Plan Amendment – Grosenbacher Road

Commissioner Oroian made a motion to convene the TAC and discuss Major Thoroughfare Plan Amendment for Grosenbacher Road and return a recommendation to the Planning Commission.

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

All Commissioners left the boardroom for Executive Session at 3:12 p.m.

All Commissioners reentered the boardroom after Executive Session at 3:50 p.m.

21. Discussion and possible action for a Planning Commission Resolution regarding the form and content of the CPS Energy Plat notes.

Bruce Haby, Spoke in favor of adding SAWS to the Plat notes.

Joyce Labus, CPS Representative, also spoke in favor of the proposed.

Item failed for lack of a motion.

Approval of the minutes for the October 9, 2013 Planning Commission meeting.

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

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

None

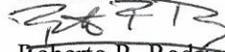
23. Adjournment,

There being no further business, the meeting was adjourned at 3:59 p.m.

ATTEST:

John P. Jacks, Executive Secretary



APPROVED  
  
Roberto R. Rodriguez