



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

PLANNING COMMISSION MINUTES
November 12, 2014

Marcello Diego Martinez, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Michael Garcia Jr.
Aaron Seaman
Bradley Carson

George Peck
Angela Rinehart
George McNair

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 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) 207-7268 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. Briefing on progress related to the City's Comprehensive Plan update (Department of Planning & Community Development)
 - C. Briefing on voluntary annexation of approximately 1,906.12 acres located within the Government Canyon State Natural Area (Department of Planning & Community Development)

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, Board Room

3. Roll Call – Present: Carson, Sherrill, Garcia, Rinehart, McNair, Peck, Martinez, Salazar
Absent: A. Rodriguez, Seaman

4. Election of officers-Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem

Motion: Commissioner Garcia made a motion to nominate Commissioner Martinez to the seat of Chairman of the Planning Commission.

Second: Commissioner Rinehart

In Favor: Unanimous

Opposed: None
Motion Passes

Motion: Commissioner Rinehart made a motion to nominate Commissioner Peck to the seat of Vice-Chair of the Planning Commission.

Second: Commissioner Carson

In Favor: Unanimous

Opposed: None
Motion Passes

Motion: Commissioner Peck made a motion to nominate Commissioner A. Rodriguez to the seat of Chair Pro Tem of the Planning Commission.

Second: Commissioner Rinehart

In Favor: Unanimous

Opposed: None
Motion Passes

5. 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

7. **130352:** Request by KB Homes, for approval of a major plat to subdivide a 24.685 acre tract of land to establish **Sawyer Meadows Unit 2** Subdivision, generally located on the east side of FM 1560 north of Culebra Road. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
8. **130615:** Request by City of San Antonio, for approval of a minor plat to replat and subdivide a 3.6047 acre tract of land to establish **Crotalus Atrox** Subdivision, generally located east of the intersection of Loop 410 and Culebra Road. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
9. **140007:** Request by JAR Culebra West, LLC, for approval of a major plat of 0.9708 acre tract of land to establish **Foster Road Retail** Subdivision, generally located on the northwest side of North Foster Road and Binz-Engleman Road. **Staff recommends Approval.** (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

10. **140128:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 9.288-acre tract of land to establish **Alamo Ranch Unit 50C Ph1** Subdivision, generally located west of the intersection of La Villita Way and Gruene Pass. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
11. **140198:** Request by WS-SAS Development, LLC, for approval of a major plat to subdivide a 18.16 acre tract of land to establish **Stillwater Ranch Unit 12** Subdivision, generally located east of the intersection of Old Stillwater and Goldstrike Drive. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
12. **140200:** *Request by Integrated Stonehawk San Antonio Oak Drive, L.P, for approval of a major plat to subdivide a 13.204-acre tract of land to establish **Stonehawk Apartments** Subdivision, generally located west of the intersection of Heuermann Road and Interstate Highway 10. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
13. **140215:** Request by Remuda 530, L.P., for approval of a major plat to subdivide a 13.309-acre tract of land the establish **Remuda Ranch North, Unit 7** Subdivision, generally located north of the intersection of F.M 471 and Galm Road. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
14. **140220:** Request by HM Leonard Development, Inc. for approval of a minor plat to replat a 7.735-acre tract of land to establish **Balcones Creek Ranch Unit 1, Enclave** Subdivision, generally located southwest of the intersection of Interstate Highway 10 and Balcones Creek. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
15. **140261:** Request by Alt Development, Inc., for approval of a major plat to replat a 5.50 acre tract of land to establish **Alamo Ranch Pkwy, Unit 3A** Subdivisions, generally located at the intersection of Roft Road and Alamo Ranch Parkway. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
16. **140300:** Request by LGI Homes-Luckey Ranch Partners, LLC, for approval of a major plat to subdivide a 22.29 acre tract of land to establish **Luckey Ranch Unit 24** Subdivision, generally located on the southeast side of W.T. Montgomery and Ponder Road. **Staff recommends Approval.** (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
17. **140316:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 6.805-acre tract of land to establish **Alamo Ranch Unit 53A, PUD** Subdivision, generally located southwest of Del Webb Boulevard and La Villita Way. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Land Transactions

19. **S.P. 1785:** Consideration of a Resolution supporting and recommending City Council approve requests by the San Antonio Water System for four (4) Joint Use Agreements including 0.171 acre within Drainage ROW within Heatherwood Subdivision, 0.481 acre within Drainage ROW within Heatherwood Subdivision, 1.209 acre within Woodstone Subdivision, and 0.378 acre within a city-owned drainage right-of-way within the Raintree Subdivision as part of its Cibolo Creek Sewershed Project. **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

20. **S.P. 1789:** Consideration of a request to declare as surplus and sell an unimproved 0.07 of an acre tract (3,124 sq. ft.) of City owned land located at 7242 Carriage Mist (NCB 17293), as requested by Ronald Harrell. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)
21. **S.P. 1801:** Consideration of a request to declare as surplus and sell an unimproved 0.0514 of an acre tract (2,239 sq. ft.) of City owned land located at 163 Angela Street (NCB 3159), as requested by Adolfo Angiano. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)
22. **S.P. 1816:** A Resolution authorizing the closure, vacation, and abandonment of an improved portion of Colima Street Public Right of Way adjacent to NCBs 273 and 274, located between S. Frio and S. Medina Streets, as requested by the Peanut Factory Lofts LTD. **Staff recommends Approval.** (Jesse Quesada (210) 207-6971, jesse.quesada@sanantonio.gov, EastPoint & Real Estate Services Office)
24. **S.P. 1830 A/B:** Consideration of a Resolution supporting and recommending City Council approve requests by the San Antonio Housing Authority for the city to close, vacate and abandon its interest in two improved portions of Ira Aldridge between N. Gevers and Mittman; and between Mittman and Hudson as part of the redevelopment of Wheatley Courts. **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)
25. A request by the Parks and Recreation Department for approval of a resolution to accept the donation of property from Bulverde Investments Properties, L.P. The property consists of 24.83 acres, located east of Bulverde Road, situated north of Loop 1604, south of Evans Road in the Edwards Aquifer Recharge Zone. **Staff recommends Approval.** (Sandy Jenkins, Parks Project Manager, (210) 207-2721, sandy.jenkins@sanantonio.gov, Parks and Recreation Department)

Comprehensive Master Plan Amendments

28. **PA 15004:** A request by Jerry Arredondo, 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 future land use of approximately 0.9970 acres of land being within all or part of Lot 1, Block 2, NCB 19059 located at 10910 North Loop 1604 from “Low Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
29. **PA 15005:** A request by the City of San Antonio for approval of a resolution to amend the boundary of the **Heritage South Sector Plan**, a component of the Master Plan of the City, to include approximately 125 acres of land generally bound by Interstate Highway 37, State Highway 181, and South Presa Street (also known as Spur 122), and to apply the “Suburban Tier” land use classification to approximately 87 acres of land and the “Specialized Center” land use classification to approximately 38 acres of land; and affirming the **Heritage South Sector Plan** as the land use and intensity plan for all land included in the Limited Purpose Annexation approved by City Council on January 9, 2014. **Staff recommends Approval.** (Kristin Flores, Planning Technician (210) 207-5441, kristin.flores@sanantonio.gov, and Micah Diaz, Senior Planner (210) 207-7816, micah.diaz@sanantonio.gov, Department of Planning & Community Development)

30. Public Hearing and consideration of a voluntary annexation of approximately 1,906.12 acres located within the Government Canyon State Natural Area (GCSNA), adjacent to the City limits, and generally located in northwest Bexar County. **Staff recommends Approval.** (Priscilla Rosales-Piña, Planning Coordinator, Department of Planning & Community Development, priscilla.rosales-pina@sanantonio.gov, (210) 207-7839)

Chairman Martinez asked for a motion to approve items on the combined hearing as presented minus items #6, #18, #23, #26, and #27.

Motion: Commissioner Peck to approve items on the combined hearing as presented minus items #6, #18, #23, #26, and #27.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

Individual

Mr. Carson departed the boardroom at 2:16 p.m. for purpose of recusal.

Plats

6. **130346:** Request by Valencia Enclave, LLC, for approval of a major plat to subdivide a 12.70 acre tract of land to establish **Ravello** Subdivision, generally located north of the intersection of Bulverde Road and Bulverde Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Chris McCollin, Development Services, presented item and recommended approval.

Motion: Commissioner Peck to follow staff recommendation of approval.
Second: Commissioner Rinehart
In Favor: Peck, Rinehart, Sherrill, McNair, Martinez, Salazar
Recusal: Carson
Opposed: None
Motion Passes

Mr. Carson returned to the boardroom at 2:17 p.m.

Planned Unit Development (PUD)

18. **14-00005:** Request by Scattered Oaks Development for approval of **Scattered Oaks Unit 3 PUD** major amendment Planned Unit Development, generally located south of Scattered Oaks Drive, west of Jones Maltsberger Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Luz Gonzales, Development Services, presented item and recommended approval.

Nicholas Barron, citizen, spoke in opposition

Paul Barkhurst, citizen, spoke in opposition.

Motion: Commissioner Peck made a motion to continue this case until the next Planning Commission on December 3, 2014.
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None
Motion Passes

Land Transactions

- 23. S.P. 1828:** Consideration of a Resolution supporting and recommending City Council approve a request by the San Antonio Food Bank to declare as surplus and convey a 23.05 acre tract, currently being leased by the Food Bank, and located at Old US Hwy 90 West and State Hwy 151. **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

Mary L. Fors, EastPoint & Real Estate, presented item and recommended approval of the request to declare as surplus and dispose of a 23.05 acre tract of unimproved real property located in the Southwest Business & Technology Park.

Motion: Commissioner Sherrill to follow staff recommendation of approval.
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

Comprehensive Master Plan Amendments

- 26. PA 15002:** A request by Rafael Marfil – Verge Production, 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 0.1779 acres of land out of Lot 1, Block 3, NCB 1726 located at 201 East Courtland Place from “Low Density Mixed Use” land use to “High Density Residential” land use, in City Council District 1. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)

Ernest Brown, Development Services Department, presented item and recommended approval of the request to amend from Low Density Mixed Use to High Density Residential.

Alejandro Perez, citizen, spoke in opposition.

Ben Fairbanks, citizen, spoke in opposition.

Martin Kushner, citizen, spoke in opposition

Motion: Commissioner Peck made a motion to continue this case until the next regularly scheduled Planning Commissioner meeting on December 3, 2014.
Second: Commissioner McNair
Commission Peck and Commissioner Carson rescinded their motion.

Motion: Commissioner Rinehart made a motion for a denial of the request
Second: Commissioner McNair
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Salazar departed the boardroom at 3:10 p.m.

- 27. PA 15003:** A request by Carlos Ayala Trillo, 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 0.1460 acres of land being Lot E, Block 1, NCB 1714 located at 222 East Russell Place from “Low Density Residential” to “Low Density Mixed Use”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Development Services Department, presented item and recommended approval of the request to amend from Low Density Residential land Use to Low Density Mixed Use land use.

Carlos Ayala, citizen, spoke in favor.

Ben Fairbanks, citizen, spoke in opposition.

Martin Kushner, citizen, spoke in opposition.

Commissioner Seaman arrived at 3:28 p.m.

Motion: Commissioner Garcia to follow staff recommendation of approval of the request to amend from Low Density Residential land Use to Low Density Mixed Use land use.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

Other Items

- 31.** Consideration of the appointment of up to three Planning Commissioners to the Comprehensive Plan Steering Committee. (Rudy Nino, Planning Manager (210) 207-8389, rudy.nino@sanantonio.gov, Department of Planning & Community Development)

Motion: Commissioner Seaman made a motion to appoint Commissioners Sherrill, Rinehart, and Peck to the Comprehensive Plan Steering Committee.
Second: Commissioner McNair
In Favor: Unanimous
Opposed: None
Motion Passes

32. Approval of the minutes for the October 22, 2014, Planning Commission meeting.

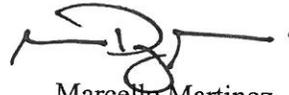
Motion: Commissioner Peck to approve October 22, 2014 Planning Commission meeting minutes.
Second: Commissioner Seaman
In Favor: Unanimous
Opposed: None
Motion Passes

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

34. Adjournment.

There being no further business, the meeting was adjourned at 3:41 pm.

APPROVED



Marcello Martinez

ATTEST:



Executive Secretary