



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

**PLANNING COMMISSION MINUTES**  
**December 17, 2014**

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

Jody R. Sherrill  
Michael Garcia Jr.  
Aaron Seaman

Bradley Carson  
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 interpretes 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.*

**8:30 A.M.** - Work Session, Tobin Room

- A. Agenda items may be discussed (Development Services Department)
- B. Briefing on Amendment to the Medina County Interlocal Agreement (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. A majority of appointive members, other than ex officio, shall constitute a quorum.

**9:00 A.M.** - Call to Order, Board Room

Roll Call - Present: Martinez, Peck, Rodriguez, Sherrill, Garcia, Seaman, Carson, Rinehart, McNair

Absent: None

Citizens to be heard

**Andrea Rodriguez arrived at 9:05 a.m.**

**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.*

**Plats**

1. **140142:** Request by Milestone Potranco Development, LTD., for approval of a major plat to vacate, resubdivide, and subdivide a 4.00 acre tract of land to establish **American Lotus U-2B** Subdivision, generally located south of the intersection of Madrona and Yellow Birch. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)
2. **140224:** Request by Alamo Junction Rail Park, LLC, for approval of a major plat to replat and subdivide a 17.215 acre tract of land to establish **Alamo Junction Rail Park Unit-1 (Enclave)** Subdivision, generally located east of Richter Road and south of Old Corpus Christi Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department)
3. **140329:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 12.83 acre tract of land to establish **Arcadia Ridge Phase 1, Unit 5A-1** Subdivision, generally located south of Potranco Road, west of Arcadia Path. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)
4. **140359:** Request by Rosillo Creek Dev. Ltd., for approval of a major plat to subdivide a 11.235-acre tract of land to establish **Rosillo Creek Commercial Unit 1** Subdivision, generally located south of Interstate Highway 10, west of Foster Road. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)

**Plat Deferral**

6. **150060:** Request by Monastery of St. Michael the Archangel, for approval of a minor plat to subdivide a 33.19-acre tract of land to establish the **Green Mountain 11 & 12** Subdivision, generally located southwest of the intersection of N. Loop 1604 E and N Green Mountain Road. **Staff recommends Approval.** (Juanita B. Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Tree Preservation Variance**

8. **TPV#15-001:** Request by Mark Padilla, MP Studio on behalf of Eduardo Cadena, R/A Dominion Development Properties, LLC., for Dominion Hills Subdivision (PUD) Unit 1 Office Buildings for approval of a variance request from the Unified Development Code 35-523 (h), "significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas." With 45% tree stand preservation in the environmentally sensitive area, mitigation to the required 80% will be met by planting 134.5 inches on the office portion of the proposed development to meet tree mitigation requirements. Project is proposed along Dominion Hills Drive approximately 600 ft South of Dominion Dr. **Staff recommends Approval.** (Justin R. Krobot, Assistant City Arborist, (210) 207-

\*Military Notification

6042, [justin.krobot@sanantonio.gov](mailto:justin.krobot@sanantonio.gov), Development Services, Land Development – Environmental Division)

### Land Transactions

9. **S.P. 1851 A-D:** Consideration of a request to declare as surplus, dispose and gift the following real property: (Tract A) 526 Erlene Avenue - approximately .1148 acres of property with the legal description of Lot 7, Block 2, New City Block 9262; (Tract B) 211 Coopwood Avenue - approximately .0717 acres with the legal description of Lot 36, Block 14, New City Block 8996; (Tract C) 526 Laverne Avenue - approximately .0918 acres with the legal description of Lot 7, Block 20, New City Block 9280; (Tract D) 507 Moselle Avenue - approximately .0918 acres with the legal description of Lot 12, Block 20, New City Block 9820, as requested by the Alamo Area Mutual Housing Association, Inc., a Texas Non-Profit Corporation. **Staff Recommends Approval.** (Jesse Quesada, (210) 207-6971, [Jesse.Quesada@sanantonio.gov](mailto:Jesse.Quesada@sanantonio.gov), EastPoint and Real Estate Services)

### Comprehensive Master Plan Amendments

10. ~~**PA 15001:** *(Continued from December 3, 2014)* A request by The Tobin Endowment, (by J. Bruce Bugg Jr), for approval of a resolution to amend the future land use plan contained in the **San Antonio International Airport Vicinity Land Use Plan** a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 45.642 acres of land out of NCB 12164, NCB 17273 and NCB 17306 generally located at 3316 Oakwell Court from “Low Density Residential” land use to “Mixed Use” land use. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, [ernest.brown@sanantonio.gov](mailto:ernest.brown@sanantonio.gov), Department of Development Services) – **Postponed**~~

Chairman Martinez asked for a motion to approve items on the combined hearing as presented minus items #5 and #7.

Motion: Commissioner Peck to approve items on the combined hearing as presented minus items #5 and #7.  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes

### Plats

5. **140558:** Request by Gil Canales, for approval of a minor plat to replat and subdivide a 1.096 acre tract of land to establish **Gil Canales** Subdivision, generally located northwest of the intersection of Stutts Drive and Eastgate Drive. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)

Larry Odis, Development Services, presented item and recommended approval.

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

### Street Name Change

\*Military Notification

7. **S15-002:** A resolution recommending approval of a street name change request to for “Old Hwy 90” to “Enrique M Barrera Pkwy” between U.S. Hwy 90 and Commerce Street. **Staff recommends Approval.** (Donna Camacho, Senior Planner, (210) 207-5016, [donna.camacho@sanantonio.gov](mailto:donna.camacho@sanantonio.gov), Development Services Department)

Donna Camacho, Development Services Department, presented item and recommended approval.

Motion: Commissioner Peck to recommend a continuance until the January 14, 2015 meeting.  
Second: Commissioner Garcia  
In Favor: Unanimous  
Opposed: None  
Motion Passes

### Other Items

11. Amendment to the 2011 Medina County Interlocal Agreement (ILA) for Platting in the Extraterritorial Jurisdiction (ETJ) (Elizabeth Carol, AICP, Principal Planner, (210) 207-7893, [Elizabeth.Carol@sanantonio.gov](mailto:Elizabeth.Carol@sanantonio.gov), Development Services Department)

12. Approval of the minutes for the December 3, 2014, Planning Commission meeting.

Motion: Commissioner Peck to approve the December 3, 2014 Planning Commission meeting minutes.  
Second: Commissioner Seaman  
In Favor: Unanimous  
Opposed: None  
Motion Passes

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

14. Adjournment.

There being no further business, the meeting was adjourned at 9:48 pm.

APPROVED



Marcello Martinez

ATTEST:



Executive Secretary