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

PLANNING COMMISSION MINUTES
August 27, 2014

Roberto R. Rodriguez, *Chair*
Marcello Diego Martinez, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
George Peck
Angela Rinehart
Kevin Love
Michael Garcia Jr.
Vacancy

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.

1. **1:30 P.M.** - Work Session, Tobin Room
   A. Agenda items may be discussed (Development Services Department)
   B. Briefing on two proposed annexation items (Department of Planning and 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: R. Rodriguez, Love, Peck, Sherrill, Garcia, Rinehart, Salazar
   Absent: Martinez, A. Rodriguez

   Commissioner Love arrived at 2:05 p.m.

4. Citizens to be heard – No 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.

Plats

5. **130348**: Request by Valencia Enclave, LLC, for approval of a major plat to subdivide a 15.301 acre tract of land to establish **Sorrento (Enclave)** Subdivision, generally located northeast 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)

6. **140046:** Request by Milestone Potranco Development, LTD., for approval of a major plat to subdivide a 10.066 acre tract of land to establish **American Lotus Subdivision Unit-4** Subdivision, generally located west of the intersection of American Lotus and Poppy Sands. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

7. **140125:** Request by Northside Independent School District, for approval of a major plat to subdivide a 75.36 acre tract of land to establish **Kallison Ranch High School** Subdivision, generally located northeast of the intersection of Old FM 471 and Culebra Road (FM 471). **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

8. **140141:** Request by Shaggy Development, LLC., for approval of a major plat to subdivide a 13.3 acre tract of land to establish **Wortham Oaks Unit 13 (Enclave)** Subdivision, generally located north of East Evans Road and East of Angostura Boulevard . **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

9. **140294**: Request by Continental Homes of Texas, L.P., for approval of a minor plat to replat and subdivide a 0.480 acre tract of land to establish **Fallbrook Unit 1B Enclave** Subdivision, generally located at the intersection of Oleander Chase and Tulip Meadow. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Variances

10. **FPV# 14-010, 14-011, & 14-012:** Request by Parkview Acres, LLC, for a variance to the Unified Development Code for the following sections of Appendix F, Subdivision C: Section 35-F124 (d) which requires that a project account for any increase in discharge due to loss of storage in all reclamation analyses (FPV#14-011); Section 35-F124 (e) requires that the development not increase the regulatory 1% A.C. floodplain velocities above six (6) fps, and that no increase in velocity will be permitted if predevelopment velocities in the floodplain exceed six (6) fps (FPV#14-012); Section 35-F125 (a) (7) limits flood velocities to three (3) fps for reclamation in overbank areas of the 1% Annual Chance (A.C.) floodplain (FPV#14-010). The site is generally located 0.3 miles south of the intersection of Babcock Road and Hausman Road. **Staff recommends Approval.** (Daniel Aguilar, PE, CFM, Senior Engineer, (210) 207-0335, daniel.aguilar@sanantonio.gov, Transportation & Capital Improvements, Floodplain Management)

Street Name Changes

12. **S14-005:** A request by San Antonio, ISD, for a public hearing and resolution recommending approval of naming an unnamed alley to "Papa Bear Ln" between Fresno and Santa Monica Streets. **Staff recommends Approval.** (Donna Camacho, Senior Planner, (210) 207-5016, donna.camacho@sanantonio.gov . Development Services Department)

Land Transactions

13. **S.P. 1824**: A Resolution authorizing the closure, vacation, and abandonment of an improved portion of S. Main Street Public Right of Way adjacent to NCB 100, bounded by Dolorosa Street to the north and E. Nueva and W. Nueva Street to the south. **Staff recommends Approval**. (Jesse Quesada (210) 207-6971, jesse.quesada@sanantonio.gov, EastPoint & Real Estate Services Office)

Comprehensive Master Plan Amendments

~~14. **PA 14071:** A request by Patricia Gomez Monroy, Trustee for the Patricia Gomez Monroy Living Trust, for approval of a resolution to amend the future land use plan contained in the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1397 of an acre of land being Lot 6, Block 13, NCB 1695 located at 2222 North Interstate Highway 35, from "Neighborhood Commercial" to "Community Commercial". **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)~~ – **Postponed**

Commissioner R. Rodriguez asked for a motion to approve items on the combined hearing as presented minus items #11,#15, #16, and #17.

Motion: Commissioner Peck to approve items on the combined hearing as presented minus items #11, #15, #16, and #17.
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None
Motion Passes

Individual

11. S14-004: A request by Park South Village, Inc., for a public hearing and resolution recommending approval of a street name change request to change the name of "Cantrell Drive" to "Felix Trevino Way" between S. Zarzamora Street and Delight Street. **Staff recommends Approval.** (Donna Camacho, Senior Planner, (210) 207-5016, donna.camacho@sanantonio.gov . Development Services Department)

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

Motion: Commissioner Peck to follow staff recommendation of approval.
Second: Commissioner Rinehart
In Favor: Peck, Rinehart, Sherrill, Love, Garcia
Opposed: R. Rodriguez, Salazar
Motion Passes

15. PA 14072: A request by Daniel Termure, for approval of a resolution to amend the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.6490 acres of land out of NCB 14663 located at 6850 Oxford Trace from "Low Density Residential Estate" to "Low Density Residential", in City Council District 7. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Department of Development Services)

Ernest Brown, Planner, Development Services Department, presented item and recommended approval of the request to amend from Low Density Residential Estate to Low Density Residential land use.

Daniel Termure, applicant, stated the property was purchased to keep within the family.

Phillip Manna, citizen, spoke in opposition.

Motion: Commissioner Love made a motion to postpone this case until the next regularly scheduled Planning Commission meeting on September 10, 2014.
Second: Commissioner Salazar
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Garcia departed at 2:58 p.m.

16. **PA 14073:** A request by Brooks Development Authority (by Roland A. Lozano, Chief Operating Officer), for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 13.46 acres of land out of NCB 10879 located at 8010 Aeromedical Road from "Regional Commercial" to "High Density Residential", in City Council District 3. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Department of Development Services)

Ernest Brown, Planner, Development Services Department, presented item and recommended approval of the request to amend from Regional Commercial Land Use to High Density Residential land use.

Motion: Commissioner Sherrill made a motion to follow staff recommendation of approval of the request to amend from Regional Commercial Land Use to High Density Residential land use.
Second: Commissioner Rinehart
In Favor: Unanimous
Opposed: None
Motion Passes

17. **PA 14074:** A request by Brooks Development Authority (by Roland A. Lozano, Chief Operating Officer), for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 9.365 acres of land out of NCB 10879 located at a portion of the 7800 Block of South New Braunfels Avenue from "High Density Residential" to "Regional Commercial", in City Council District 3. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Department of Development Services)

Ernest Brown, Planner, Development Services Department, presented item and recommended approval of the request to amend from High Density Residential Land Use to Regional Commercial land use

Andrew Guerrero, applicant, stated the land use change is consistent with the surrounding area. He also stated this property will be included with a zoning change and will be used as regional commercial.

Motion: Commissioner Rinehart made a motion to follow staff recommendation of approval of the request to amend from High Density Residential Land Use to Regional Commercial land use.
Second: Commissioner Peck
In Favor: R. Rodriguez, Sherrill, Rinehart, Peck, Love
Opposed: Salazar
Motion Passes

*Military Notification

Other Items

18. Approval of the minutes for the August 13, 2014, Planning Commission meeting.

Motion: Commissioner Peck to approve August 13, 2014 Planning Commission meeting minutes.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes.

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

20. Adjournment.

There being no further business, the meeting was adjourned at 3:20 pm.

APPROVED

Roberto R. Rodriguez

ATTEST:

Executive Secretary