



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

PLANNING COMMISSION MINUTES

☞ October 22, 2014 ☞

2:00 P.M.

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)

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, Martinez, Rinehart, Sherrill, Peck, Garcia
Absent: Love

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.

Combined

Chairman R. Rodriguez called for any items to be pulled from Combined Agenda.

Commissioner Salazar requested item #11 be removed from Combined Agenda to Individual Consideration.

Juanita Romero, Planner, presented items and recommended approval.

Commissioner A. Rodriguez arrived at 2:10 pm.

Plats

5. **130583:** Request by K/T TX Holdings, LLC, for approval of a major plat to replat and subdivide a 1.434 acre tract of land to establish **Westfort Villas IDZ** Subdivision, generally located at the intersection of Haywood Avenue and Cunningham Avenue. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014. christopher.mccollin@sanantonio.gov, Development Services Department)
6. **140055:** Request by Forestar (USA) Real Estate Group, for approval of a major plat to subdivide a 8.412 acre tract of land to establish **Monteverde Road (Enclave)** Subdivision, generally located east of Mariott Parkway, south of TPC Parkway. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
7. **140149:** Request by BHA Financial, LP, for approval of a major plat to subdivide a 8.410 acre tract of land to establish **S. Foster Ind. Park, Unit 3** Subdivision, generally located east of North Foster Road, north of F.M. 1346. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **140229:** Request by WPE Ventures, LLC, for approval of a major plat to subdivide a 7.676-acre tract of land to establish **Wespointe East, Unit-22K1** Subdivision, generally located south of the intersection of Wiseman Road and Cottonwood Way. **Staff recommends Approval.** (Richard Carrizales, Planner (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
9. **140291:** Request by Centex Homes, for approval of a major plat to replat a 6.124 acre tract of land to establish **Villages at Bulverde Unit 11A** Subdivision, generally located near the intersection of Invitation Oak and Bent Grass. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Planned Unit Development (PUD)

10. **14-00001:** *Request by Anaqua Springs Ranch, Inc., for approval of **Anaqua Springs Ranch VI PUD** major amendment Planned Unit Development, generally located south of the intersection of Anaqua Springs and Toutant- Beauregard Road. **Staff recommends Approval.** (Richard Carrizales, Planner (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Land Transactions

12. **S.P. 1787:** Consideration of a request to declare as surplus and sell property located at 3141 Culebra Rd., as requested by St. Mary's University. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)
13. **S. P. 1822:** Consideration of a request to close, vacate and abandon 60 foot-wide Seven States Public Right of Way located near Railway and Woodlake Center adjacent to NCB 17631, as requested by Dalho Corp. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)

Comprehensive Master Plan Amendments

16. **PA 14082:** A request by the City of San Antonio for approval of a resolution to amend the future land use plan contained in the **Lavaca Neighborhood Plan**, a component of the Master Plan of the City, by changing the future land use of approximately 0.10 acres of land out of Lot 4, Block 4, NCB 13815 located at 604 South Alamo Street from "Public/Institutional" to "Mixed Use: Neighborhood Commercial/Office/Residential". **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
17. **PA 14083:** A request by Kaufman & Killen, Inc. for approval of a resolution to amend the future land use plan contained in the **North Sector Plan**, a component of the Master Plan of the City, by changing the future land use of approximately 1.347 acres of land out of Lots 18 and 19, Block 1, NCB 14756 located at 7203 Green Glen Drive from "Rural Estate Tier" to "Suburban Tier". **Staff recommends Approval.** (Robert Acosta, Planner (210) 207-0157, robert.acosta@sanantonio.gov, Development Services Department)
18. **PA 14084:** A request by David Dumey of McCormack Baron Salazar for approval of a resolution to amend 1) the land use plan contained in the **Arena District/Eastside Community Plan**, a component of the Master Plan of the City, by changing the future land use of approximately 12.60 acres of land out of NCB 1326, 1327, 1329, 1345 and 1346 located at the 700 Block of Arthur Street, 2000 Block of Burnet Street, 400 and 500 Blocks of Gabriel Street, 100 and 200 Blocks of Ira Aldridge Place, 700 and 800 Blocks of Lamar Street, and the 900 and the 1000 Blocks of North Mittman Street from "Medium Density Residential" to "Mixed Use"; 2) the text contained in Appendix 2 – Land Use / Zoning Matrix of the Plan to include "IDZ" Infill Development Zone as a recommended zoning district for Mixed Use land use plan category. **Staff recommends Approval.** (Trenton Robertson, Planner (210) 207-3074, trenton.robertson@sanantonio.gov, Development Services Department)

Commissioner R. Rodriguez asked for a motion to approve items as presented by staff.

Motion: Commissioner Peck to approve items as presented except Items 11, 14 and 15.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passes

Individual Consideration

Land Transactions

11. **S.P. 1780:** A Resolution authorizing the disposition of real property owned by the City of San Antonio located at 1502 Fitch Street within New City Block 7957. **Staff recommends Approval.** (Jesse Quesada, (210) 207-6971, jesse.quesada@sanantonio.gov, Office of EastPoint & Real Estate Services)

Jesse Quesada, Office of EastPoint & Real Estate Services, presented item and recommended approval.

Motion: Commissioner Sherrill to approve item as presented.

Second: Commissioner Rinehart

In Favor: Unanimous

Opposed: None

Motion Passes

14. **S.P. 1829:** Consideration of a Resolution supporting and recommending City Council approve a request by Richard M. Peacock & Co. to close, vacate and abandon a 0.321 acre improved portion of Edgar Drive in NCB 1195. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

Mary L. Fors, Office of EastPoint & Real Estate Services, presented item and recommended approval.

Josie Dow, spoke in opposition of proposed street closure.

Jessica Sanchez, spoke in opposition.

Richard Delgado, spoke in opposition.

Richard Garcia, spoke in opposition.

Les Hargis, spoke in opposition.

Motion: Commissioner Martinez to approve item as presented.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passes

Comprehensive Master Plan Amendments

15. **PA 14072:** *(Continued from September 10, 2014 and October 8, 2014)* 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”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Department of Development Services)

Ernest Brown, Planner, Department of Development Services, presented item and recommended approval.

James Griffin, representative, stated the purpose of this request is to develop 3 single family dwellings on the subject property.

Kathleen Manna, spoke in opposition.

Phillip Manna, spoke in opposition.

Motion: Commissioner Martinez to approve item as presented.

Second: Commissioner Rinehart

In Favor: Martinez, A. Rodriguez, Rinehart, Peck, Garcia, Salazar

Opposed: R. Rodriguez, Sherrill

Motion Passes

Other Items

19. Approval of the minutes for the October 8, 2014, Planning Commission meeting.

Motion: Commissioner Peck to approve minutes as presented.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passes

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

21. Adjournment.

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

APPROVED



Chairman

ATTEST:



John Jacks,
Executive Secretary