



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

PLANNING COMMISSION MINUTES

☞ April 9, 2014 ☞

2:00 P.M.

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

Jody R. Sherrill
George Peck
Michael Garcia Jr.

Kevin Love
Zachary Harris
Angela Rinchart

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) 207-1111 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 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) 207-1111 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)

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, A. Rodriguez, Rinehart, Peck, Love, Sherrill, Garcia, Salazar (ex--officio Zoning Chairman)
Absent: 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.

Combined Hearing

Plats

5. **110020:** *Request by 242 Cresta Bella GP, LLC, to **rescind** the approval of Plat 110020, **Cresta Bella Unit 4A-7B Enclave, Subdivision**. The subject property is generally located west of Camp Bullis Road and south of Cresta Bella. **Staff recommends Approval**. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
6. **130654:** *Request by 242 Cresta Bella GP, LLC, for approval of a major plat to subdivide a 12.635-acre tract of land to establish the **Crest Bella Unit 4A-7B 1 Enclave** Subdivision, generally located west of Camp Bullis Road and south of Cresta Bella. **Staff recommends Approval**. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
7. **140012:** Request by Yazmin V. Galicia, for approval of a minor plat to replat and subdivide a 0.18-acre tract of land to establish the **Yazmin** Subdivision, generally located northwest of the intersection of Shetland Drive and Copinsay Avenue. **Staff recommends Approval**. (Chris McCollin, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Service Department).
8. **140018:** Request by Pecos Flats, LP, for approval of a major plat to subdivide a 20.5598-acre tract of land to establish the **Pecos Flats** Subdivision, generally located at the intersection of Hunt Lane and Potranco Road. **Staff recommends Approval**. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
9. **140035:** Request by Village SA Income Partners, LP, A Texas Limited Partnership for approval of a minor plat to replat a 4.8829-acre tract of land to establish the **Walmart SA NH Market Store No. 2835** Subdivision, generally located near the southeast Guilbeau Road and Tezel Road. **Staff recommends Approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).
10. **140044:** Request by 1516 DPB, LLC, for approval of a major plat to replat a 8.956-acre tract of land to establish the **Duraplas** Subdivision, generally located south of the intersection of IH-10 and F.M 1516. **Staff recommends Approval**. (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
11. **140086:** Request by Cotulla JAP Balwinder Dhillon, for approval of a major plat to replat a 6.367-acre tract of land to establish the **Hausman Park-A** Subdivision, generally located southeast of Loop 1604 and Hausman Road. **Staff recommends Approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).

12. **140133:** Request by Ramon Gonzales, for approval of a minor plat to replat a 0.219-acre tract of land to establish the **Forest Hills Lot 10, Block 1, N.C.B. 13889 BSL** Subdivision, generally located south of Ingram Road and west of Lake Louise. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).

Time Extension

13. **090247:** Request by WPGL, LLC, for approval of a (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **West Pointe Gardens, Unit-2** Subdivision, generally located west of Cagnon Road and north of U.S. Highway 90. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).

Street Name Changes

14. **S13-002:** A request by the City of San Antonio, Development Services Department for a public hearing and resolution recommending approval of a street name change request to change the name of "Walzem Road" to "Branching Court" between the new alignment of Walzem Road (also known as FM 1976) and Gibbs-Sprawl. **Staff recommends Approval.** (Donna Camacho, Senior Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department).

15. **S14-001:** A request by Pape-Dawson Engineers for a public hearing and resolution recommending approval of a street name change request to change the name of "Classen Road" to Classen Spur" between the new alignment of Classen Road and Bulverde Road (to be Autry Pond). **Staff recommends Approval.** (Donna Camacho, Senior Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department).

Land Transactions

16. **S.P. No. 1796:** Consideration of a Resolution supporting and recommending City Council approval of the conveyance of 145 square feet of City-owned property (narrow strips) located at 911 West Commerce Street within NCB 264, as requested by Avance, Inc. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services).

Comprehensive Master Plan Amendments

17. **PA 14031:** A request by Brown & Ortiz, PC, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 29.575 acres of land out of NCB 11379 located at 259 South Acme Road, from "Civic Center" to "Suburban Tier". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).

Luz Gonzales, Planner, presented the combined hearing items and recommended approval.

Chairman R. Rodriguez asked for a motion to approve items on the combined hearing as presented.

Motion: Commissioner Garcia to approve items on the combined hearing as presented.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

Individual Hearing

20. PA 14035: A request by IDEA Public Schools, 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 2.9 acres of land out of NCB 9483 located in the 6900 Block of South Flores Street, from “Low Density Residential” and “Neighborhood Commercial” to “Public Institutional”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).

Robert Acosta, Planner, presented the item and recommended approval.

Motion: Commissioner Martinez made a motion to approve the item.
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

19. PA 14032: A request by Brown & Ortiz, PC, 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 14.084 acres of land out of NCB 18560 located at the northwest corner of Eckhert Road and Bandera Road, from “Regional Commercial” and “Business Park” to “Medium Density Residential”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).

Robert Acosta, Planner, presented the item and recommended denial of the request to amend from density residential to regional commercial and recommends approval of community commercial.

Citizens to Speak:

Lauri McNair, spoke in opposition.

Motion: Commissioner Martinez made a motion to approve staff’s recommendation for community commercial.
Second: Commissioner Love
In Favor: Unanimous
Opposed: None
Motion Passes

18. PA 14033: A request by Roman Blodgett, 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 2 acres of land out of NCB 17946 located at 8750 Bandera Road, from “Medium Density Residential” to “Regional Commercial”. **Staff recommends Denial with an alternate recommendation.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department).

Commissioner Garcia left the boardroom at 2:46 p.m. for recusal purposes.

Robert Acosta, Planner, presented the item and recommended approval.

Citizens to Speak:

Bruce Culiver, spoke in opposition.

Mike Phillips, spoke in opposition.

Russ Freiling, spoke in opposition.

Don Freiling, spoke in opposition.

Diane Sirizzotti, spoke in opposition.

Dominick Dina, spoke in opposition.

Greg Shean, spoke in opposition.

Motion: Commissioner Martinez made a motion to approve the item.
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Garcia reentered the boardroom at 3:42 p.m.

Other Items

21. Approval of the minutes for the March 26, 2014 Planning Commission meeting.

Motion: Commissioner Martinez to approve the minutes from March 26, 2014.
Second: Commissioner Rinehart
In Favor: Unanimous
Opposed: None
Motion Passes

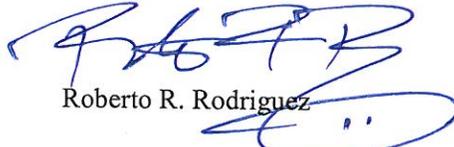
22. Director's report - City Council Action Update (Planning Commission items sent to Council).

None

23. Adjournment.

There being no further business, the meeting was adjourned at 3:44 p.m.

APPROVED



Roberto R. Rodriguez

ATTEST:



John P. Jacks, Executive Secretary