



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

## PLANNING COMMISSION MINUTES

✧ August 14, 2013 ✧  
2:00 P.M.

Roberto R. Rodriguez, *Chair*  
Donald Oroian, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
Daniel D. Kossl  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

*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

2. **2:00 P.M.** - Call to Order, Board Room
3. Roll Call – **Present-** R. Rodriguez, Oroian, A. Rodriguez, Kossl, Harris, Love, Peck, Martinez.  
**Absent-** Sherrill
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. **070327:** Request by BHA Financial, L.P., request to **rescind** the approval of Plat 070327, Lindsay Ranch Unit 1A Subdivision. The subject property is located on the west side of Foster Road, north of F.M. 1346. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
6. **070418:** Request by BHA Financial, L.P., request to **rescind** the approval of Plat 070418, Lindsay Ranch Unit 1B Subdivision. The subject property is located on the west side of Foster Road, north of F.M. 1346. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
7. **120363:** Request by Habitat for Humanity of San Antonio, Inc., for approval of a major plat to replat and subdivide a 5.194 acre tract of land to establish the **Cornerstone Village** Subdivision, generally located east of General Hudnell, north of Calle Del Sol. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
8. **130010:** Request by K/T Tx Holdings, L.L.C., for approval of a major plat to replat a 0.384 -acre tract of land to establish the **Uptown Modern Subdivision (IDZ)**, generally located northwest of the intersection of Dewey Place and Ogden, **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
9. **130029:** Request by Armadillo Construction Company, LTD., for approval of major plat to replat and subdivide establish a 32.667 acre tract of land to establish the **Wolf Creek Subdivision, Unit 5 and 6B**, generally located northeast of the intersection of Marbach Road and Big Wolf Creek, **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
10. **130030:** Request by Armadillo Construction Company, LTD., for approval of a major plat to replat and subdivide a 7.916-acre tract of land to establish the **Windfield Unit 7R** Subdivision, generally located southeast of the intersection of Foster Fields and Penta Fields. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
11. **130056\*:** Request by S.A. Hardy Oaks LP, for approval of a major plat to replat and subdivide a 24.487-acre tract of land to establish the **Terra Bella Subdivision Unit 4A PUD**, generally located west of the intersection of Prestige Drive and Viendo Point. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

12. **130099:** Request by Wal-Mart Real Estate Business Trust, for approval of a major plat to replat and subdivide a 28.665-acre tract of land to establish the **Walzem Shopping Center** Subdivision, generally located at the southwest corner of F.M. 1976 (Walzem Road) and Parkcrest Drive. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
13. **130264:** Request by Milestone Potranco Development, Ltd., for approval of a major plat to subdivide a 11.08 acre tract of land to establish the **American Lotus Subdivision Unit-3**, generally located south of the intersection of Poppy Sands and Smoky Fennel. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
14. **130500:** Request by Beth A. Muench, for approval of a minor plat to replat a 0.2512 acre tract of land to establish the **Building Setback Line Plat of La Villa Subdivision**, generally located southeast of the intersection of Buckwheat and Uhr Lane. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
15. **130515:** Request by Erik K Weitzel and Shari Mao, for approval of a minor plat to replat a 0.253 acre tract of land to establish the **Terrell Heights, Unit 3 BSL**, located west of Chevy Chase Drive and Covington Drive. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
16. **13-00001\*:** Request by GKH Developments, Ltd., for approval of **Dominion Unit 13-A PUD** Plan, generally located south of the intersection Dominion Drive and Westcourt Lane. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

#### **Land Transaction**

17. A request by Capital Improvements Management Services for a resolution recommending the approval to acquire fee simple title to one parcel of privately-owned real property containing approximately 8,346 square feet (.1916 acres) located in NCB 15708 for the construction of a cul-de-sac to accommodate emergency vehicle turn-around, due to the closure of Viewcrest Road at Higgins Road. **Staff recommends approval.** (Hector Reynoso, 207-8688, [hector.reynoso@sanantonio.gov](mailto:hector.reynoso@sanantonio.gov), Capital Improvements Management Services).

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

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

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

Second: Commissioner Oroian

In Favor: Unanimous

Opposed: None

Motion Passes

#### **Second Combined Hearing - Due to the recusal of Commissioner Kossl**

Commissioner Kossl left the boardroom for recusal purposes at 2:14 p.m.

## Plats

18. **120092\***: Request by Tivoli, S.A., LLC., for approval of a major plat to replat and subdivide a 40.628 acre tract of land to establish the **Clementson Ranch Unit 4 PUD** Subdivision, generally located east of Blanco Road, south of Clementson Drive. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
19. **120289\***: Request by Bitterblue – Two Creeks North, LTD., for approval of a major plat to subdivide a 23.07 acre tract of land to establish the **Two Creeks, Unit-11 (Enclave)** Subdivision, generally located west of IH 10; north of Boerne Stage Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)
20. **120315\***: Request by Bitterblue – Two Creeks North, LTD., for approval of a major plat to subdivide a 22.29 acre tract of land to establish the **Two Creeks, Unit-12 (Enclave)** Subdivision, generally located west of IH 10; north of Boerne Stage Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
21. **120430\***: Request by IH-10 Partners, Ltd., for approval of a major plat to subdivide a 26.27 acre tract of land to establish the **Ridge Creek, Unit-2A (PUD)** Subdivision, generally located south of the intersection of Nichols Pass and Nichols Creek. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

## Alternative Pedestrian Plan (APP)

22. **13.00001\***: Request by Bitterblue Inc., for approval of **Shavano Highlands Alternative Pedestrian Plan**, generally located northeast of the intersection of NW Military Highway and Loop 1604. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

## Planned Unit Development (PUD) Plans

23. **13-00003\***: Request by Shavano Rogers Ranch No. 3, LTD, for approval of **Shavano Highlands Units 1 and 2 P.U.D. Plan**, generally located north of Loop 1604 and East of Shavano Ranch. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

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

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

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

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

Recused: Kossl

Motion Passes

Commissioner Kossl reentered the boardroom at 2:18 p.m.

### **Individual Hearing**

#### **Comprehensive Master Plan Amendments**

24. A request for authorization to initiate incorporation proceedings by the “Committee for the Incorporation of Sandy Oaks” for approximately nine (9) square miles of land located within the Extraterritorial Jurisdiction (ETJ) of the City of San Antonio (COSA). The subject area is generally described as territory located in the southeast quadrant of Bexar County, inclusive of portions of the intersection of South Loop 1604 and Interstate Highway 37 South and extending south along Interstate Highway 37 South. **Staff recommendation: Denial as requested by the applicant, but approval of an alternate recommendation.** (Rudy Nino, Jr., AICP, Planning Manager, (210) 207-8389, [rudy.nino@sanantonio.gov](mailto:rudy.nino@sanantonio.gov), Department of Planning and Community Development)

Christopher Looney, Assistant Director of the Planning and Community Development, presented the item.

Art Martinez de Vara, Representative, requested a two week continuance until the next Planning Commission Meeting on August 28, 2013.

#### **Citizens to Speak:**

Patrick Christensen- spoke in favor.

Motion: Commissioner Martinez to approve the two week continuance until the next Planning Commission Meeting on August 28, 2013.

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

#### **City Budget**

25. Public hearing, briefing and consideration of the City of San Antonio’s FY 2014 – FY 2019 Proposed Capital Improvement Plan. (Presented by Maria Villagomez, Director, Office of Management & Budget and Michael Frisbie, Director, Capital Improvements Management Services)

Bryan Layton, Assistant Director, Office of Management and Budget, presented the City Budget.

Razi Hosseini, Assistant Director, Capital Improvements Management Services, presented the City Bond Projects.

Edward Tapia, from the budget office was available for questions.

Motion: Commissioner Oroian  
Second: Commissioner Martinez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

### **Comprehensive Master Plan Amendments**

26. **PA 13040:** A request by Mario Elizondo, Jr., for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately .075 acres of land out of NCB 1937, Block 35, located on a portion of 1633 West Kings Highway from “Medium Density Residential” to “Neighborhood Commercial”. **Staff recommendation: Denial.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, [tyler.sorrells@sanantonio.gov](mailto:tyler.sorrells@sanantonio.gov) , Department of Planning and Community Development)

Commissioner Kossel left the boardroom at 3:12 p.m.

Tyler Sorrells, Department of Planning and Community Development, presented the item and recommends denial.

Andrew Borrego, Representative, spoke in favor of the item and was available for questions.

#### **Citizens to Speak:**

Sylvia Longoria, spoke in opposition.

Mario Elizondo, spoke in favor.

Tod Gonzales, spoke in opposition.

Rene Aguilar, spoke in favor.

Motion: Commissioner Martinez to approve staffs recommendation for denial.  
Second: Commissioner Oroian  
In Favor: Unanimous  
Opposed: None  
Motion Passes

### **Planned Unit Development (PUD) Plans**

27. **08-004C\*:** Request by SA Kinder Ranch No. 1, LTD., for approval of **Kinder Northeast PUD Plan** (major amendment), generally located southwest of Obst Road and west of Bulverde Road. **Staff recommends approval.** (Donna Camacho, Planner, (210) 207-5016, [donna.camacho@sanantonio.gov](mailto:donna.camacho@sanantonio.gov), Development Services Department)

Donna Camacho, Senior Planner, presented the item and recommends approval.

Motion: Commissioner Martinez  
Second: Commissioner A. Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

## Supplemental Agenda

### Land Transaction

28. A request by Capital Improvement Management Services for a resolution recommending the approval to acquire fee simple title to one parcel of privately-owned real property, containing approximately 114,515 square feet (2.6289 acres) located in NCB 10755, at the intersection of South W.W. White Road and Rice Road for the Fire Station #18 Replacement Project, and the acquisition of fee simple title to three parcels of privately-owned real property, containing approximately 37,500 square feet (.8609 acres) located in NCB 10580, at the intersection of Gemblor Road and Creekview Drive for the Fire Station #30 Replacement Project, both projects funded by the 2012-2017 Bond Program. **Staff recommends approval.** (Hector Reynoso, 207-8688, [hector.reynoso@sanantonio.gov](mailto:hector.reynoso@sanantonio.gov), Capital Improvements Management Services).

Hector Reynosa, Real Estate Specialist, Presented the item and recommends approval.

Motion: Commissioner Peck  
Second: Commissioner A. Rodriguez  
In Favor: Unanimous  
Opposed: None  
Motion Passes

### Other Items

29. Approval of the minutes for the July 24, 2013 Planning Commission meeting.

Motion: Commissioner Peck to approve the minutes from July 24, 2013.  
Second: Commissioner Love  
In Favor: Unanimous  
Opposed: None  
Motion Passes

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

None

31. Adjournment.

There being no further business, the meeting was adjourned at 4:07 p.m.

ATTEST:

John P. Jacks, Executive Secretary



APPROVED  
  
Roberto R. Rodriguez