



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

PLANNING COMMISSION MINUTES
☞ December 4, 2013 ☞
11:00 A.M.

Roberto R. Rodriguez, *Chair*
Andrea Rodriguez, *Chair Pro Tem*
Jody R. Sherrill
Kevin Love
Zachary Harris
Angela Rinehart
Marcello Diego Martinez
George Peck
Michael Garcia Jr.

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 intérpretes 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. **10:30 A.M.** - Work Session, Tobin Room
 - A. Agenda items may be discussed (Development Services Department)
 - B. Ethics Presentation by City Attorney's Office
 - C. TAC Discussion

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. **11:00 A.M.** - Call to Order, Board Room
3. Swearing in Ceremony
4. Roll Call – Present – R. Rodriguez, Rinehart, A. Rodriguez, Garcia, Harris, Love, Peck, Martinez.
Absent – Sherrill

5. 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.

Comprehensive Master Plan Amendments

6. **MTPA 13002:** Consideration of a request to amend the **Major Thoroughfare Plan**, a component of the City of San Antonio Master Plan, by: (1) Realigning a proposed segment of the North/South Connector, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan; and (2) Realigning a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Grosenbacher Road and Highway 211, generally located in west Bexar County. **Staff recommends approval.** (Rebecca Pacini, AICP, Senior Planner, (210) 207-7816, rebecca.pacini@sanantonio.gov, Department of Planning & Community Development) – **Pulled until 2:00 p.m. by Chairman Rodriguez**

Combined Hearing

Plats

7. **130120:** Request by Neighborhood Revitalization Initiative, LTD., for approval of a major plat to subdivide a 37.56-acre tract of land to establish the **Northeast Crossing T.I.F. Unit 17A** Subdivision, generally located south of Eisenhower Road, west of Midcrown Drive. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **130211:** Request by Mission Del Lago, LTD, for approval of a major plat to subdivide a 10.11-acre tract of land to establish the **Mission Del lago Unit 9A T.I.F.** Subdivision, generally located south of the intersection of Three Iron and Del Lago Parkway. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
9. **130240:** *Request by Centex Homes, for approval of a major plat to subdivide a 8.717-acre tract of land to establish the **Reserve at Lost Creek U4A, Enclave** Subdivision, generally located northwest of the intersection of Ralph Fair Road and Old Paseo Way. **Staff recommends approval.** (Christopher McCollin, Planner, (210) 207-5014, christopher.mccollin.@sanantonio.gov, Development Services Department)
10. **130458:** Request by Wal-mart Real Estate Business Trust, for approval of a major plat to subdivide a 6.0806-acre tract of land to establish the **Walmart SA NH Market Store No. 5226** Subdivision, generally located southeast of the intersection of Military Drive West and Hunt Lane. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
11. **130518:** *Request by LSREF2 Windmill REO (Eilan Land), LLC., for approval of a major plat to vacate and resubdivide a 75.868-acre tract of land to establish the **Eilan Developed MPCD Enclave** Subdivision, generally located west of Interstate Highway 10, north of La Cantera Parkway. **Staff**

recommends approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

12. **130590:** Request by Steven D. Krauskopf, for approval of a minor plat to replat a 1.033-acre tract of land to establish the **Family Dollar W Commerce** Subdivision, Generally located at the southwest corner of West Commerce Street and 39th Street. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
13. **130594:** Request by MVSatx Holdings LLC., for approval of a major plat to subdivide a 8.621-acre tract of land to establish the **MV Main Event MPCD Subdivision**, Generally located south of State Highway 151, west of Cable Ranch Road. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
14. **130640:** Request by Jose A. Martinez, for approval of a minor plat to subdivide a 0.57-acre tract of land to establish the **La Quinta De Martinez** Subdivision, generally located south of Ayshire, east of Higgins Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

15. **PA 14006:** A request by Andrew C. Guerrero, for approval of a resolution to amend the future land use plan contained in the **Kelly/South San PUEBLO Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.3076 of an acre out of NCB 11304, located at 1721 Quintana Road from “Community Commercial” to “Mixed Use”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
16. Public hearing and consideration of a resolution **recommending to approve** the Third Amendment to the “Agreement to Extend Limited Purpose Annexation and to Fix the Date for Full Purpose Annexation Between the City of San Antonio and the Presto Tierra, Ltd., Presto Commercial #2, LLC, and Crosswinds at South Lake, L.P.” for the Crosswinds at South Lake Special Improvement District located in Council District 4. (Nina Nixon-Mendez, Planning Manager (210) 207-2744, nina.nixon-mendez@sanantonio.gov, Department of Planning and Community Development)
17. Public hearing and consideration of a resolution **recommending to approve** the First Amendment to the “Agreement for Services in lieu of Annexation Between the City of San Antonio and Cumberland Potranco Joint Venture, Cumberland 211, Ltd., Navigators Stevens Ranch L.P., KD CIRI I, L.L.C., CIRI Land Development Company and Cumberland 90, Ltd.” for the Westside 211 Special Improvement District located in the City’s extraterritorial jurisdiction. (Nina Nixon-Mendez, Planning Manager (210) 207-2744, nina.nixon-mendez@sanantonio.gov, Department of Planning and Community Development)

Ian Benavidez, 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 Martinez to approve items on the combined hearing as presented.

Second: Commissioner A. Rodriguez

In Favor: Unanimous
Opposed: None
Motion Passes

Individual Hearing

Plat

18. **130678:** Request by San Antonio Independent School District, for approval of a minor plat to replat a 28.08-acre tract of land to establish the **Jefferson High School Unit III BSL** Subdivision, generally located northeast of the intersection of Donaldson Avenue and Wilson Boulevard. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

Commissioner A. Rodriguez left the boardroom at 11:23 a.m. for recusal purposes.

Richard Carrizales, 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

Commissioner A. Rodriguez reentered the boardroom at 11:25 a.m.

Land Transaction

19. **S.P. 1771:** Consideration authorizing the closure, vacation and abandonment of an improved portion of S. Main (St. or Ave.) Public Right of Way consisting of 1.478 acres (64,372 square feet) located between E. Arsenal Street and E. Cesar Chavez Boulevard adjacent to New City Blocks 927 and 929. **Staff recommends Approval.** (Lori Houston, (210) 207-3914, lori.houston@sanantonio.gov, Center City Development Office)

Lori Houston, Director of City Center Development Office, presented the item and recommends approval.

Tod Highland, Executive of HEB, also presented the item and was available for questions.

Citizens to Speak:

Lauren Sides, spoke in favor.

John Howard, gave his time to Bob Wise.

Don Frost, spoke in favor.

Ramiro Cavazos, spoke in favor.

Sue Ann Pemberton, spoke in favor.

David Bogle, spoke in opposition.

*Camp Bullis Notification

Charlotte Luango, spoke in opposition.

Susan Athene, gave her time to Charlotte Luango.

Madeline Guyer, gave her time to Charlotte Luango.

Henry Botello, spoke in opposition.

Claudia Guerra, spoke in opposition.

Bob Wise, spoke in opposition.

James Rodriguez, spoke in opposition.

Rachel Holland, spoke in favor.

Cindy Trevino, spoke in opposition.

Cherise Bell, spoke in opposition.

Jessica Fuentes, did not speak in favor or in opposition, was just providing information.

Christina De La Curz, Public Works, was available for questions

Motion: Commissioner Martinez made a motion to approve the item.

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

Chairman Rodriguez called for a break at 1:15 p.m.

Chairman Rodriguez called the boardroom to order at 1:40 p.m.

Commissioner Love was not in the boardroom at this time.

Commissioner Love entered the boardroom at 1:45 and was a part of the vote.

Comprehensive Master Plan Amendments

- 20. PA 14005:** A request by William Lambert, for approval of a resolution to amend the future land use plan contained in the **Midtown Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.0505 of an acre out of NCB 1872, located at 115 Michigan Avenue from "Mixed Use" and "Low Density Residential" to "Mixed Use". **Staff recommends Approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Development Services Department)

Catherine Hernandez, Planning Manager, presented the item and recommends approval.

William Lambert, applicant, available for questions.

Citizens to Speak:

Cynthia Spelman, requested a postponement.

Jessica Fuentes, spoke in opposition and requested a postponement.

Madaline Nerio, spoke in opposition.

Motion: Commissioner Peck made a motion for a two week continuance until the Planning Commission Meeting on December 18, 2013.

Second: Commissioner Love

In Favor: R. Rodriguez, Rinehart, A. Rodriguez, Garcia, Love, Peck, Martinez.

Opposed: Harris

Motion Passes

- 21. PA 14011:** A request by Salah Diab, for approval of a resolution to amend the future land use plan contained in the **Nogalitos/South Zarzamora Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 0.28 of an acre out of NCB 7981, located at 1509 and 1511 West Southcross Boulevard from “Medium Density Residential” to “Mixed Use”. **Staff recommends Approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Development Services Department)

Catherine Hernandez, Planning Manager, presented the item and recommends approval.

Citizens to Speak:

H.R. Landez, requested a continuance.

Motion: Commissioner Harris made a motion for a two week continuance until the Planning Commission Meeting on December 18, 2013.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

- 22. PA 14012:** A request by Kaufman & Killen, Inc. for approval of a resolution to amend the future land use plan contained in the **Nogalitos/S. Zarzamora Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 29.035 acres out NCB 8786, located at the southwest corner of Culberson Avenue and South Zarzamora Street, from “Parks/Open Space”, “High-Density Residential”, “Neighborhood Commercial” and “Mixed Use” to “Regional Commercial”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Catherine Hernandez, Planning Manager, presented the item and recommends approval.

Ashley Farrimond, applicant, available for questions.

Citizens to Speak:

H.R. Landez, spoke in opposition.

*Camp Bullis Notification

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

Comprehensive Master Plan Amendments

23. MTPA 13002: Consideration of a request to amend the **Major Thoroughfare Plan**, a component of the City of San Antonio Master Plan, by: (1) Realigning a proposed segment of the North/South Connector, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Potranco Road and Marbach Road on the Major Thoroughfare Plan; and (2) Realigning a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, on the Major Thoroughfare Plan between Groesenbacher Road and Highway 211, generally located in west Bexar County. **Staff recommends approval.** (Rebecca Pacini, AICP, Senior Planner, (210) 207-7816, rebecca.pacini@sanantonio.gov, Department of Planning & Community Development)

Rebecca Pacini, presented item and recommends approval.

Ken Brown, applicant, available for questions.

Citizens to Speak:

Michelle Haussmann, spoke in opposition.

Shauna Weaver, spoke in opposition.

Wes Free, spoke in opposition.

Cara Tackett, spoke in opposition.

Motion: Commissioner Love made a motion for a two week continuance until the Planning Commission Meeting on December 18, 2013.

Second: Commissioner Martinez
In Favor: Love, Martinez, Garcia, Harris
Opposed: R. Rodriguez, A. Rodriguez, Rinehart, Peck
Motion Fails

Motion: Commissioner Martinez made a motion to approve.

Second: Commissioner Rinehart
In Favor: Martinez, Rinehart, A. Rodriguez, Peck
Opposed: Love, R. Rodriguez, Harris, Peck
Motion Fails

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

Motion: Commissioner Love made a motion for a two week continuance until the Planning
Commission Meeting on December 18, 2013.
Second: Commissioner Rinehart
In Favor: Unanimous
Opposed: None
Motion Passes

Other Items

24. Approval of the minutes for the November 13, 2013 Planning Commission meeting.

No action was taken on this item. Item will be considered at the December 18, 2013 Planning Commission meeting.

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

None

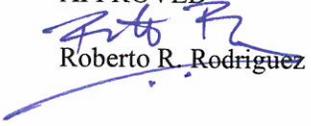
26. Adjournment.

There being no further business, the meeting was adjourned at 3:18 p.m.

ATTEST:

John P. Jacks, Executive Secretary

APPROVED


Roberto R. Rodriguez