



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

**PLANNING COMMISSION MINUTES**  
**February 12, 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 Rinehart

*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)
  - B. Update on Board Room renovations

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, Garcia, Love, Peck, Harris, Salazar (ex--officio Zoning Chairman).  
Absent – Rinehart, A. Rodriguez, Martinez.
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.*

Commissioner Sherrill entered the boardroom at 2:02 p.m.

**Combined Hearing**

**Plats**

5. **120423:** \*Request by 242 Cresta Bella GP, LLC, for approval of a major plat to subdivide a 10.84-acre tract of land to establish the **Cresta Bella Unit 1A Enclave** Subdivision, generally located west of Camp Bullis Road and south of Cresta Bella. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)
6. **120465:** \*Request by Brandon Cooper, Maurice & Sonia Bannayan, for approval of a minor plat to replat a 0.752-acre tract of land to establish the **Dominion Unit-14 Phase 2A** Subdivision, generally located on the northwest corner of Hovingham and Ellesmere. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department)
7. **130163:** Request by Remuda 530, LP, for approval of a major plat to subdivide a 20.523-acre tract of land to establish the **Remuda Ranch South Unit 2** subdivision, generally located north of the intersection of Culebra Road (F.M. 471) and Galm Road. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
8. **130306:** Request by Continental Homes of Texas, LP., for approval of minor plat to replat and subdivide a 9.635-acre tract of land to establish **Alamo Ranch Unit 21B** Replat and Subdivision, generally located southwest of the intersection of Culebra Road (F.M. 471) and Roft Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).
9. **130323:** Request by HM Leonard Development, Inc., for approval of major plat to subdivide a 6.240-acre tract of land to establish **Balcones Creek Ranch Unit 3, Enclave** generally located east of the intersection of Clearance and Bearcat. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department).
10. **130378:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to replat and subdivide a 16.867-acre tract of land to establish the **Alamo Ranch Unit 39B PH2, PUD** Subdivision, Generally located on the south side of Del Webb Boulevard, east of La Villita Way. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department)
11. **130639:** Request by Liesl Smaistrla, Laurice Ramirez, and Narcisso T Ramirez, for approval of major plat to replat and subdivide 9.978-acre tract of land to establish **Mally Estates** Subdivision, generally located southwest of the intersection of Mally Boulevard and Garnett Avenue. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department).

12. **140015:** Request by Katherine R. Pittman, for approval of minor plat to replat a 0.787-acre tract of land to establish **K P** Subdivision, generally located near the northwest intersection of Viewcrest and Anacacho. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, [luz.gonzales@sanantonio.gov](mailto:luz.gonzales@sanantonio.gov), Development Services Department).
13. **140074:** Request by Everest and Terra Alta, LLC, for approval of a minor plat to replat a 0.2048-acre tract of land to establish the **Lorenz Addition Replat** Subdivision, Generally located on the southwest corner of Terra Alta and Everest. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department)

### Planned Unit Development

14. **13-00011:** \* Request by R/A Dominion Development Properties, for approval of a planned unit development to establish the **Dominion Hills Subdivision (PUD), Phase 1 and Phase 2**, generally located southeast of the intersection of I.H. 10 West and Dominion Drive. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
15. **13-00012:** Request by Vickery Mosaic TBY, LLC, for approval of a planned unit development to establish the **Vickery Grove Subdivision PUD**, generally located east of the intersection of Braefield and South Hausman Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, [ian.benavidez@sanantonio.gov](mailto:ian.benavidez@sanantonio.gov), Development Services Department)

### Comprehensive Master Plan Amendments

16. **PA 14023:** A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 20.763 acres of land out of Lots 20, 22D and 37, NCB 20 (also known as NCB A-20) and out of Parcel 100A, NCB 24 located at 1515 Mission Road from “Low Density Residential” to “Mixed Use” and to include “IDZ” Infill Development Zone as a related zoning district for the “Mixed Use” land use classification, in City Council District 3. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department)

Richard Carrizales, 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 Peck to approve items on the combined hearing as presented.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

**Individual Hearing**

**Comprehensive Master Plan Amendment**

**17. PA 14022:** A request by Todd A. Piland, 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 future land use of Lot 35, Block 33, NCB 6276 consisting of approximately 2.493 acres located at 1601 Nogalitos Street and 127 Roslyn Avenue from “Mixed Use” to “Regional Commercial”, in City Council District 5. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov), Development Services Department)

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

Benjamin Scott, representative for HEB, was available to answer questions.

**Citizens to Speak:**

Raymond Lozano, did not speak.

Karen Speer, spoke in favor.

Robert Escobedo, spoke in favor.

Robert Rivera, did not speak.

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

Second: Commissioner Peck

In Favor: Garcia, Sherrill, Harris, Love Peck , Salazar

Opposed: R. Rodriguez

Motion Passes

**Other Items**

**18.** Approval of the minutes for the January 22, 2014 Planning Commission meeting.

Motion: Commissioner Peck made a motion to approve the minutes.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

Motion Passes

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

None

20. Adjournment.

There being no further business, the meeting was adjourned at 2:35 p.m.

ATTEST:

  
John P. Jacks, Executive Secretary

APPROVED

  
Roberto R. Rodriguez