



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

PLANNING COMMISSION MINUTES

☞ July 23, 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

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

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

3. Roll Call – Present: R. Rodriguez, Martinez, A. Rodriguez, Rinehart, Love, Peck, Garcia, Salazar
Absent: Sherrill

Catherine Hernandez, Planning Manger, stated due to an administrative error, Plan Amendment Item #13, PA14059 will not be considered today. After further review of the audio the 2nd motion for a continuance is now void as the first motion did pass with 5 votes voting for approval.

Melissa Ramirez, Planning Manager, stated item #11, Variance PPR# 6147, has been pulled as per the applicant's request.

4. Citizens to be heard.

Marnie Goldberg, (spoke on item #11), spoke in opposition.

Stephanie Dullea, (spoke on item #11), spoke in opposition.

Marie Pusateri, (spoke on item #11), spoke in opposition.

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.

Plats

5. **120409:** *Request by LCWW Partners and La Cantera Development Co., for approval of a major plat to replat and subdivide a 57.905-acre tract of land to establish the **La Cantera Residential (Enclave)** Subdivision, generally located northwest of the intersection of La Cantera Parkway and IH-10 West. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
6. **130446:** Request by Vickery Mosaic TBY, LLC., for approval of a major plat to subdivide a 9.048 acre tract of land to establish the **Vickery Grove Unit 2 & 3 (PUD)** Subdivision, generally located east of the intersection of South Hausman Road and Braefield. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
7. **130599:** Request by K.B. Home, for approval of a major plat to subdivide a 5.015-acre tract of land to establish the **Sawyer Meadows Unit 1B** Subdivision, generally located south of the intersection of Heavenly Arbor and Welch Falls. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
8. **140027:** Request by Forestar (USA) Real Estate Group, for approval of a major plat to vacate, resubdivide and subdivide a 1.205 acre tract of land to establish **Resort Pkwy Extension (Enclave)** Subdivision, generally located west of the intersection of Resort Parkway and TPC Parkway. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

9. **140102:** Request by Neighborhood Revitalization Initiative, Ltd., for approval of a major plat to subdivide a 7.431-acre tract of land to establish the **Northeast Crossing 8A, Ph.1 (TIF)** Subdivision, generally located south of Eisenhower Road and east of Midcrown Drive. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
10. **140169:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 10.797 acre tract of land to establish the **Alamo Ranch Unit 48A PH2, PUD** Subdivision, generally located at the intersection of Paddling Pass and Hillglen Way. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Variance

11. **A. PPR 6147:** A request for approval of a Variance to the Secondary Access, Section 35-506(e)(7) of the Unified Development Code, for the ~~Hidden Canyon Subdivision, Unit 2, P.U.D.~~ (Pablo G. Martinez, PE, Development Services Engineer, (210) 207-0265, pablo.g.martinez@sanantonio.gov, Development Services Department) - **PULLED**

B. 130353: ~~*Request by Stone Oak Hidden Canyon, L.L.C., for approval of a major plat to subdivide and replat a 54.562-acre tract of land to establish the Hidden Canyon Subdivision, Unit 2 P.U.D., generally located north of the intersection of Majestic Bluff and Rugged Hills. Staff recommends Approval.~~ (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department) - **PULLED**

Planned Unit Development

12. **14-00003*:** Request by Fair Oaks Mosaic TBY, for approval of **Canyon View Subdivision PUD** Plan, generally located northeast of the intersection of Hardy Oaks and Crescent Oaks. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

13. **PA 14059:** ~~(Continued from July 9, 2014) A request by P.W. Christensen, P.C., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.833 of an acre of land out of Lots 15 and 18, Block 11, NCB 19216 located in the 20900 Block of Gathering Oak, from "Rural Estate Tier" to "Regional Center". Staff recommends Approval.~~ (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department) – **Item was approved on July 9, 2014, Planning Commission Meeting.**
14. **PA 14064:** A request by Isaac Ojeda, for approval of a resolution to amend the future land use plan contained in the **North Central Neighborhoods Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1722 of an acre of land, being Lot 20, NCB 6009 located at 1023 Shook Avenue, from "High Density Residential" to "Neighborhood Commercial". **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

15. **PA 14065:** A request by Kaufman & Killen, Inc., 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 0.7807 of an acre of land, being Lot13, Block 2, NCB 11306 located in the 1400 Block of Thompson Place, from “Medium Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
16. **PA 14066:** A request by Melanie Chaney, for approval of a resolution to amend the future land use plan contained in the **Highlands Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of 2.4861 acres of land out of Lots 2, 3, and the West 57.84 feet of Lot 4, Block 6, NCB 10938 located at 712, 720, and 728 Hot Wells, from “Low Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
17. Public hearing and consideration of a resolution recommending approval of a Municipal Boundary Adjustment of approximately 1.173 acres of land from the City of Live Oak to the City of San Antonio. The subject area is generally located along O’Conner Road, to the east of I-35 North, in southwest Live Oak. **Staff recommends Approval.** (Sidra Maldonado, Senior Planner, (210) 207-8187, sidra.maldonado@sanantonio.gov, Department of Planning & Community Development)

Motion: Commissioner A. Rodriguez to recommend approval of items as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

Other Items

18. Approval of the minutes for the July 9, 2014, Planning Commission meeting.

Motion: Commissioner Peck to recommend approval as amended
Second: Commissioner Rinehart
In Favor: Unanimous
Opposed: None
Motion Passes

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

Melissa Ramirez, Planning Manager, updated commissioner on board room renovations.

Christopher Looney, Policy Administrator, brief commission on updates to the Planning Commission Technical Advisory Committee vacancies.

20. Adjournment.

There being no further business, the meeting adjourned at 2:26 pm.

Approved:


Roberto R. Rodriguez,
Chairman

ATTEST:


John P. Jacks,
Executive Secretary