



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

PLANNING COMMISSION MINUTES

☞ May 28, 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, Lone Star 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, Training Rooms A&B**

3. Roll Call - Present: R. Rodriguez, Martinez, Rinehart, Peck, Sherrill, Garcia, Harris, Love, Salazar

Absent: A. Rodriguez

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 A. Rodriguez entered the boardroom at 2:04 p.m.

Combined Hearing

Plats

5. **130061:** *Request by Continental Homes of Texas, L.P., for approval of a major plat to replat a 7.426-acre tract of land to establish the **Solana Ridge Subdivision Unit 6B**, generally located south of the intersection of Calypso Dawn and Aphrodite Mist. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
6. **130269:** Request by Pulte Homes of Texas, LP, for approval of a major plat to subdivide a 10.877-acre tract of land to establish the **Alamo Ranch Unit 44D Phase 2B PUD**, generally located north of the intersection of Oak Monarch and Pronghorn Oak. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
7. **130315:** Request by S.R. Holdings, L.P., for approval of a major plat to subdivide a 23.19-acre tract of land to establish the **Bella Vista Unit 3 Section 4 Phase 2** Subdivision, generally located northeast of the intersection of Bella Vista Place and Volante. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).
8. **130349:** Request by Lennar Homes of Texas Land Construction, Ltd., for approval of a major plat to subdivide a 10.020-acre tract of land to establish the **Alamo Ranch Unit 41D PH2, PUD** Subdivision, generally located east of the intersection of Suncatcher and Chimney Swift. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
9. **130377:** Request by SWBC Twin Creeks Management LLC, for approval of a major plat to subdivide a 28.824-acre tract of land to establish the **Alamo Ranch Unit 19** Subdivision, generally located southeast of the intersection of Alamo Ranch Parkway and Lone Star Parkway. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).
10. **130425:** Request by Daphne Development, LLC, for approval of a major plat to subdivide a 32.59-acre tract of land to establish the **Waterford Park Unit 1** Subdivision, generally located southwest of the intersection of Culebra Road and Old FM 471. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).
11. **130445:** Request by Vickery Mosaic TBY, LLC, for approval of a major plat to subdivide a 15.25-acre tract of land to establish the **Vickery Grove Unit 1 (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)

13. **130674:** Request by Northside Independent School District, for approval of a major plat to subdivide a 20.62-acre tract of land to establish the **Redbird Ranch Elementary School** Subdivision, generally located northeast of the intersection of Hollimon Parkway and Poolside Drive. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
14. **140004:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 1.686-acre tract of land to establish the **Redbird Ranch, Reeves Loop Phase 1** Subdivision, generally located at the intersection of Holliman Parkway and Reeves Loop. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
15. **140005:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 4.779-acre tract of land to establish the **Redbird Ranch, Reeves Loop Phase 2** Subdivision, generally located northwest of the extension of Reeves Loop and Holliman Parkway. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
16. **140073:** Request by Flotex Developers LLC, A Texas LLC, for approval of a major plat to subdivide a 9.494-acre tract of land to establish **The Parc at Escondido Unit 2A** Subdivision, generally located southwest of the intersection of Weichold Road and Stanley Park. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Time Extensions

18. **070066:** Request by Centex Homes, for approval of a (3) year Performance Guarantee time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code, for the **Silver Oaks Unit 11** Subdivision, generally located east of the intersection of Fox Hunt Way and Silver Horse. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Land Transactions

19. **S.P. 1739:** Consideration of Resolution authorizing the closure, vacation, and abandonment of a 0.542 of an acre (23,597 square feet) improved portion of Gillmore Avenue Public Right of Way adjacent to NCBs 7530 and 12608, located between Billy Mitchell Boulevard and five feet south of the northwest corner of the property described as NCB 7530, Block, Lot TR E and Lot 36, as requested by Port San Antonio. **Staff recommends Approval.** (Jesse Quesada (210) 207-6971, jesse.quesada@sanantonio.gov, EastPoint & Real Estate Services Office)
20. **S.P. 1808:** Consideration of a Resolution supporting Habitat for Humanity's request to close, vacate and abandon unimproved portions of Glendale Avenue and Alice Fay Avenue as established by Prosperity Heights plat. **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

Comprehensive Master Plan Amendments

- 22. PA 14047:** A request by P.W. Christensen, PC c/o Patrick W. Christensen, for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 2.5 acres known as Lots 8 and 9, Block 1, NCB 16374 located at 5835 and 5911 Rittiman Plaza, from “Community Commercial” to “Light Industrial”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
- 23. PA 14048:** A request by Sal Flores, Bendkion Engineering, for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.362 acres known as Lot 32, NCB 12097 located at 2523 MacArthur View from “Business Park” and “Public Institutional” to “Light Industrial”. **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Christopher McCollin, 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 Peck to approve items on the combined hearing as presented.

Second: Commissioner Rinehart

In Favor: Unanimous

Opposed: None

Motion Passes

Individual Hearing

- 12. 130665:** Request by FC Summit Ridge Limited Partnership, for approval of a major plat to replat a 16.254-acre tract of land to establish the **Summit Ridge U4 Subdivision MHC**, generally located east of the intersection Vasso View and Kitty Hawk Drive. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Commissioner Peck left the boardroom at 2:13 p.m. for recusal purposes.

Christopher McCollin, Planner, presented the item and recommended approval.

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

Second: Commissioner Love

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioner Peck reentered the boardroom at 2:13 p.m.

- 17. 140166:** Request by Diana C. Kersey, Christina Palafox, Felisa and Aldo Flores, for approval of a minor plat to replat a 0.446-acre tract of land to establish the **Kersey Palafox BSL Subdivision**, generally located southwest of the intersection of Thorain Boulevard and Howard. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Larry Odis, Planner, presented the item and recommended approval with the condition to add Plat notes.

Jamie Little, representative for the applicant, was available for questions.

Citizens to Speak:

Betty Eckert, spoke in opposition.

Motion: Commissioner Peck made a motion to approve the item with staff's recommendation to add Plat notes.

Second: Commissioner Martinez

In Favor: Martinez, A. Rodriguez, Sherrill, Harris, Peck, Garcia, Salazar

Opposed: R. Rodriguez, Love

Abstained: Rinehart

Motion Passes

- 21. PA 13033:** A request by Francisca Bautista, 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 future land use of approximately 0.3053 of an acre out of Lot 6, Block 5, NCB 6484 located at 1402 West Huisache Avenue from "Medium Density Residential" to "Mixed Use". **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.

Elizabeth Ramirez, representative for the applicant, was available for questions.

Citizens to Speak:

Elia Reyna, spoke in opposition

Bianca Maldonado, spoke in opposition

Rebecca Flores Perez, spoke in opposition

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

Second: Commissioner Harris

In Favor: Martinez, A. Rodriguez, Rinehart, Harris, Love, Peck, Salazar

Opposed: R. Rodriguez, Sherrill, Garcia

Motion Passes

- 24. PA 14049:** A request by Kathleen Seymour, 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 11.132 acres of land out of NCB 7456 located at 2327 and 2343 Roosevelt Avenue from "Low Density Residential" to "Medium Density Residential" and to include "MHP" Manufacturing Housing Park District as a related zoning district for the "Medium Density Residential" land use classification.

Staff recommends Approval. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Commissioner Rinehart left the boardroom at 3:20 p.m. for recusal purposes.

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

Kathleen Seymour, applicant, was available for questions.

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

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioner Rinehart reentered the boardroom at 3:30 p.m.

25. PA 14050: A request by the City of San Antonio, for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1690 acres of land located east of IH-35, south of Loop 410, north of Loop 1604, and portions of the 4200, 4300, and 4400 Blocks of South Flores Road from “Suburban Tier”, “Country Tier”, “Agribusiness/RIMSE Tier”, “Civic Center”, and “Regional Center” to “Suburban Tier”, “Specialized Center”, “Mixed Use Center”, “General Urban Tier”, and “Agribusiness/RIMSE Tier.” **Staff recommends Approval.** (Jacob T. Floyd, Senior Planner, (210) 207-8318, jacob.floyd@sanantonio.gov, Department of Planning and Community Development)

Jacob Floyd, Planning and Development Department, presented the item and recommended approval

Citizens to Speak:

Ron Wolf, spoke in opposition

Rdiana Morales, spoke in opposition

Larry A. Zamora, spoke in opposition

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

Second: Commissioner A. Rodriguez

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioner Harris was not in the boardroom at the time of the vote and therefore did not vote on this item.

Other Items

26. Report from the Planning Commission Technical Advisory Committee Bylaws Revisions Subcommittee, and consideration of and action on proposed revisions to the PCTAC bylaws. (Christopher Looney, (210) 207-5889, christopher.looney@sanantonio.gov, Development Services Department)

Christopher Looney, presented the item.

Motion: Commissioner Martinez moved to approve the item with the exception that the membership wording of Item #1 be changed to “must reside within the City of San Antonio or in the ETJ to serve and Item #8 clarify that the “two additional nonvoting members do not have to meet the requirements of Item #1” .

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

27. Action to convene the Planning Commission Technical Advisory Committee to meet and consider Chapter 34 and 35 Unified Development Code amendments

Motion: Commissioner Sherrill moved to convene the PCTAC.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passes

Melissa Ramirez, Planning Manager, made a request to reconsider Item #17 to rescind the approval so that staff could revoke the Letter of Certification (LOC) for the plat. Melissa explained that staff was trying to work with the applicant to resolve the plat note error and that the applicant expressed opposition to staff request; therefore, because of the opposition staff’s alternative was to revoke their LOC so that the applicant can officially appeal staffs’ decision and asked the commission to revoke their previous motion of approval.

Motion: Commissioner Martinez to reconsider Item #17.

Second: Commissioner Harris

In Favor: Unanimous

Opposed: None

Motion Passes

Melissa Ramirez, Planning Manager, stated that staff pulled the LOC for the plat and will work with the applicant to resolve the issue, if there is not a resolution then staff will issue a denial for the LOC and the applicant would have the ability to appeal staffs’ decision to Planning Commission.

28. Approval of the minutes for the May 14, 2014 Planning Commission meeting.

Motion: Commissioner Peck to approve the minutes from May 14, 2014.

Second: Commissioner Love

In Favor: Unanimous

Opposed: None

Motion Passes

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

None

30. Adjournment.

There being no further business, the meeting was adjourned at 4:27 p.m.

APPROVED


For
Roberto R. Rodriguez

ATTEST:



John P. Jacks, Executive Secretary