



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

PLANNING COMMISSION MINUTES

☞ October 8, 2014 ☞

2:00 P.M.

Roberto R. Rodriguez, *Chair*
Marcello Diego Martinez, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
George Peck
Angela Rinehart

Kevin Love
Michael Garcia Jr.
Vacancy

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, 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. A majority of appointive members, other than ex officio, shall constitute a quorum.

2. 2:00 P.M. - Call to Order, Board Room

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

Item #19 PA 14080

James Griffin, representative, stated he would like to amend his request of 10.00 acres to 5.00 acres.

4. Citizens to be heard.

Charles Barlett, (item #20) – spoke in favor.

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

Melissa Ramirez, Planning Manager, stated staff amending their recommendation from pending to approval for item #7.

Ian Benavides, Planner, presented items and recommended approval.

Plats

5. **130331:** Request by LGI Homes – Luckey Ranch Partners, LLC, for approval of a major plat to replat and subdivide a 42.11 acre tract of land to establish **Luckey Ranch Unit 10B** Subdivision, generally located at the intersection of Luckey River and Luckey Path. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
6. **130351:** Request by KB Homes, for approval of a major plat to subdivide a 5.813 acre tract of land to establish **Sawyer Meadow Unit 2A** Subdivision, generally located on the eastside of FM 1560, north of Culebra Road. **Staff recommends Approval.** (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
7. **130410:** Request by SA Willis Ranch Unit 2, LTD., for approval of a major plat to subdivide a 29.78 acre tract of land to establish **Willis Ranch, Unit-2 (Enclave)** Subdivision, generally located at the northwest intersection of Bulverde Road and Willis Ranch. **Staff recommendation is Pending.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
8. **130609:** Request by City of San Antonio, for approval of a minor plat to vacate, re-subdivide and subdivide a 43.17-acre tract of land to establish **HB Gonzalez Convention Center** Subdivision, generally located at the intersection of South Alamo Street and East Market Street. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

9. **140106:** *Request by Forestar (USA) Real Estate Group, for approval of a major plat to replat and subdivide a 8.720-acre tract of land to establish **Campanas, Phase 4 (Enclave)** Subdivision, generally located north of the intersection of Entiempo and Estacado. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
10. **140270:** Request by Christus Health, for approval of a major plat to subdivide a 8.287 acre tract of land to establish **Westover Hills, Unit 48 Enclave** Subdivision, generally located at the northeast intersection of Westover Hills Boulevard and North Ellison Drive. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
11. **140341:** Request by Lee 1604 No. One, Ltd., for approval of a major plat to subdivide a 4.549 acre tract of land to establish **Offices of Inwood** Subdivision, generally located on the south side of Charles Anderson Loop 1604, west of Bitters Road. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
12. **140356:** Request by Shavano / LDR No. 4 Commercial Partnership, Ltd., for approval of a major plat to subdivide a 1.951-acre tract of land to establish **Shavano Retail Center Phase 2** Subdivision, generally located south of the intersection of De Zavala Road and Lockhill Selma Road. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
13. **140488:** Request by Lawrence Clark, for approval of a minor plat to replat a 0.24 acre tract of land to establish **Hamilton BSL** Subdivision, generally located northwest of the intersection of Anastacia Place and Allison Drive. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Plat Deferral

14. **140247:** Request by Kyle Bjork, for approval of a plat deferral to allow temporary utilities and/or building permits prior to plat approval and recordation of the **Sunny Acres** Subdivision, generally located west of Loop 1604, south of New Sulphur Springs. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Alternative Pedestrian Plan (APP)

15. **14-00001:** Request by Forestar (USA) Real Estate Group, for approval of **Campanas (Enclave)** Alternative Pedestrian Plan, generally located west of the intersection of TPC Parkway and Resort Parkway. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Land Transactions

16. **S.P. 1754:** A Resolution authorizing the closure, vacation, and abandonment of an unimproved portion of Overlook Loop Public Right of Way adjacent to NCB 17727, located at the southwest corner of Bulverde Road and Overlook Loop, as requested by HEB Grocery Company, LP. **Staff recommends Approval.** (Jesse Quesada (210) 207-6971, jesse.quesada@sanantonio.gov, Office of EastPoint & Real Estate Services)

19. **PA 14080:** A request by Brown & Ortiz, PC for approval of a resolution to amend the future land use plan contained in the **North Sector Plan**, a component of the Master Plan of the City, by changing the future land use of approximately 5.00 acres of land out of Lots P-1G, P-1H, P-10D, P-10G and P-18, NCB 15825 located along the 14000 Block of Vance Jackson Road from “Mixed Use Center” to “General Urban Tier”. **Staff recommends Approval.** (Robert Acosta, Planner (210) 207-0157, Robert.Acosta@sanantonio.gov, Development Services Department)

As amended by the applicant.

20. **PA 14081:** A request by Brown & Ortiz, PC for approval of a resolution to amend the future land use plan contained in the **Heritage South Sector Plan**, a component of the Master Plan of the City, by changing the future land use of approximately 135.15 acres of land out of Lots P-2, P-3 and P-100, NCB 11150 and CB 4283 located at 14903 Southwest Loop 410 (aka 720 West Loop 410) from “General Urban Tier” to “Agribusiness/RIMSE Tier”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, Ernest.Brown@sanantonio.gov, Development Services Department)

Commissioner R. Rodriguez asked for a motion to approve items as presented by staff.

Motion: Commissioner Peck to approve items as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

Comprehensive Master Plan Amendments

17. **PA 14072:** *(Continued from September 10, 2014)* A request by Daniel Termure, for approval of a resolution to amend the future land use plan contained in the **Huebner/Leon Creeks Community Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.6490 acres of land out of NCB 14663 located at 6850 Oxford Trace from “Low Density Residential Estate” to “Low Density Residential”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, Ernest.Brown@sanantonio.gov, Department of Development Services)

Ernest Brown, Planner, presented item and recommended approval.

James Griffin, representative, stated the purpose of this request is to allow for develop a single family dwelling on the subject property. However due to opposition, he would like to request a continuance to meet with property owners and address their concerns.

Philip Manna, spoke in opposition.

Motion: Commissioner Martinez to approve a continuance until October 22, 2014.
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

- 18. PA 14078:** A request by Jerry Arredondo for approval of a resolution to amend the future land use plan contained in the **West/Southwest Sector Plan**, a component of the Master Plan of the City, by changing the future land use of approximately 0.1397 acres of land out of Lot 2, NCB 34393 located at 8823 Dugas Drive from "Suburban Tier" to "General Urban Tier". **Staff recommends Approval.** (Robert Acosta, Planner (210) 207-0157, Robert.Acosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item and recommended approval.

Jerry Arredondo, representative, stated they are requesting this amendment to allow for multi-family development on the subject property.

William Beckwith, Magnolia Heights Community, stated they are neither in support nor favor as they have not an opportunity to meet with the applicant to discuss the proposed amendment.

Motion: Commissioner Martinez to approve item as presented.
Second: Commissioner Rinehart
In Favor: Unanimous
Opposed: None
Motion Passes

Other Items

- 21.** Approval of the minutes for the September 24, 2014, Planning Commission meeting.

Motion: Commissioner Peck to approve September 24, 2014 Planning Commission Meeting minutes.
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None
Motion Passes

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

23. Adjournment.

There being no further business, the meeting was adjourned at 2:40 pm.

APPROVED



Roberto R. Rodriguez,
Chairman

ATTEST:



John Jacks,
Executive Secretary