



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

**PLANNING COMMISSION MINUTES**  
**☞ October 9, 2013 ☜**  
**2:00 P.M.**

Roberto R. Rodriguez, *Chair*  
Donald Oroian, *Vice Chair*  
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill  
Daniel D. Kossl  
Zachary Harris

Kevin Love  
George Peck  
Marcello Diego Martinez

*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)

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, Kossl, Love, Peck, Martinez, Sherrill, A. Rodriguez, Oroian.  
Absent- Harris.
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.*

- ~~5. **AEVR 5826:** Request by University Health System for a variance to the Unified Development Code section 35-506 (r)(10), Driveway Approaches Exception for a 122 foot wide commercial driveway. The site is generally located east of the intersection of Wurzbach and Merton Minter. **Staff recommends denial.** (Pablo G. Martinez, P.E., Interim DSD Engineer, (210) 207-0265, Pablo.g.martinez@sanantonio.gov, Development Services Department) – **Pulled by the Applicant**~~

**Combined Hearing**

**Plats**

6. **120017:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 10.719-acre tract of land to establish the **Alamo Ranch Unit 48A Ph1, PUD** Subdivision, generally located west of the intersection of Del Webb Boulevard and Oak Monarch. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
7. **120294\*:** Request by Floyd Blake Dietzmann, for approval of a minor plat to replat a 0.894-acre tract of land to establish the **The Chateaux at the Dominion P.U.D. Replat** Subdivision, generally located southeast of the intersection of Dominion Drive and Westcourt Lane. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
8. **120444\*:** Request by Laredo OFR, Ltd., for approval of a major plat to subdivide a 12.616-acre tract of land to establish the **Sablechase Unit 3-B (Enclave)** Subdivision, generally located southeast of the extension of Mystic Chase and Hardy Run. **Staff recommends approval.** (Richard Carrizales, Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
9. **130079:** Request by Norma Morales, for approval of a minor plat to replat a 1.91-acre tract of land to establish the **Morales** Subdivision, generally located south of Hollyhock Road, west of Oakland Road. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)
10. **130091:** Request by Franklin Park Alamo Heights, LTD., for approval of a minor plat to replat a 7.181-acre tract of land to establish the **Ellison / Lee** Subdivision, generally located northeast of the intersection of Terra Alta and Everest Avenue. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
11. **130251:** Request by Arturo Abundis, for approval of a minor plat to replat a 0.335-acre tract of land to establish the **Highland Forest** Subdivision, generally located north of Copinsay Avenue, west of Shetland Drive and east of Glasgow Drive. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
12. **130265:** Request by KB Homes, for approval of a major plat to subdivide a 4.811-acre tract of land to establish the **Carmona Hills Subdivision Unit 5A** Subdivision, generally located west of the

intersection of Carmona Pass and Loop 410. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

13. **130274:** Request by KB Homes, for approval of a major plat to subdivide a 11.702-acre tract of land to establish the **Carmona Hills Subdivision Unit 3A** Subdivision, generally located west of the intersection of Carmona Pass and Loop 410. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
14. **130495:** Request by Ace Mart Restaurant Supply, for approval of a minor plat to replat a 3.572-acre tract of land to establish the **Ace Mart III** Subdivision, generally located west of Austin Highway, north of Perrin-Beitel. **Staff recommends approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

#### Variance

15. **TPV 13-007:** Request by MDL Consulting, Inc. on behalf of AT&T Wireless for a Tree Preservation variance from the UDC, Section 35-523(h), 100-Year Floodplain and Environmentally Sensitive Areas, for the **SX3246 – SA Apple Creek** to construct a Wireless Communications Facility located at 8028 Huebner Rd, San Antonio, TX 78240. **Staff recommends approval.** (Justin Krobot, Assistant City Arborist, (210)207-6042, justin.krobot@sanantonio.gov, Development Services Department)

#### Land Transactions

16. The donation of land to the Parks and Recreation Department. The land consists of 7.3 acres, located at 22619 & 22635 Wilderness Oak Drive, situated north of Wilderness Pointe Subdivision, outside Loop 1604 North, in between Blanco Rd. and Hardy Oak Blvd. The property abuts northeast of Panther Springs Park, and the property is located in the 100-year floodplain. The land is in Council District 9. **Staff Recommends approval.** (Sandy Jenkins, Park Projects Manager, (210) 207-2721, sandy.jenkins@sanantonio.gov, Parks and Recreation Department)
17. The donation of land to the Parks and Recreation Department. The land consists of 2.0 acres, located approximately at the northwest corner of Blanco Road and Wurzbach Parkway, abutting Phil Hardberger Park to the north. The property is located outside the 100-year floodplain and is in Council District 8. **Staff Recommends approval.** (Sandy Jenkins, Park Projects Manager, (210) 207-2721, sandy.jenkins@sanantonio.gov, Parks and Recreation Department)
18. A resolution supporting the acquisition of fee simple title to one parcel of privately-owned real property containing approximately 8,450 square feet (0.1939 acres) located in NCB 16524 near the intersection of Pinn Road and Old Highway 90, related to the Westwood Village Drainage (Pinn Road to Old Highway 90) Phase I project, a 2007-2012 Bond Program project. **Staff Recommends approval.** (Carroll Coston, Senior Real Estate Specialist, (210) 207-4024, carroll.coston@sanantonio.gov, Capital Improvements Management Services)

19. A resolution to declare as surplus and dispose of two tracts of real property comprising of (Tract 1) approximately 0.0808 acres with the legal description of Lot S 36 feet of 7 & 8 and the N 8 feet of the S 45 feet of the E 28 feet of 7, Block 3, New City Block 2576 commonly known as 214 Stark; (Tract 2) and approximately 0.0781 acres legally described as Lot 12, Block 10, New City Block 481 commonly known as 1819 Hackberry. **Staff Recommends approval.** (Scott Price, Real Estate Manager (210) 207-6357 [Scott.price@sanantonio.gov](mailto:Scott.price@sanantonio.gov), Center City Development Office; Office of Urban Redevelopment )
20. A resolution to declare as surplus and dispose of one tract of real property comprising of approximately 0.1194 acres of property with the legal description of Lot 22, Block 13, New City Block 15986 commonly known as 8523 Big Creek. **Staff Recommends approval.** (Scott Price, Real Estate Manager (210) 207-6357 [Scott.price@sanantonio.gov](mailto:Scott.price@sanantonio.gov), Center City Development Office; Office of Urban Redevelopment)
21. **S.P. 1728** – Request of a resolution for the closure, vacation, and abandonment of a 0.64 acre of an unimproved portion of 38<sup>th</sup> Street between Commerce Street and Pharis Street (NCB 8244 and NCB 8245). **Staff Recommends Approval** (Mary L. Fors, Management Analyst, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov), Capital Improvements Management Services)

### **Comprehensive Master Plan Amendments**

22. **P.A. 13050:** A Request by Brown & Ortiz, for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 20.79 acres of land out NCB, 11156 located at the NE corner of the intersection of Walhala Avenue and Southeast Loop 410 from “Community Commercial and Low Density Residential” to “High Density Residential, in City Council District 3. **Staff recommends approval.** (Robert C. Acosta, Planner, (210) 207-0157, [racosta@sanantonio.gov](mailto:racosta@sanantonio.gov) , Department of Planning and Community Development)

Larry Odis, 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 A. Rodriguez to approve items on the combined hearing as presented.

Second: Commissioner Oroian

In Favor: Unanimous

Opposed: None

Motion Passes

### **Individual Hearing**

#### **Plat**

23. **120130\*:** Request by H/M Wilderness Oak, Ltd., for approval of a major plat to replat and subdivide a 23.112-acre tract of land to establish the **Wilderness Heights Commercial** Subdivision, generally located north of the intersection of Wilderness Oak and Hardy Oak. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)

Commissioner Oroian left the boardroom at 2:12 p.m. for recusal purposes.

Larry Odis, Planner, presented the item and recommended approval.

Motion: Commissioner Martinez  
Second: Commissioner Peck  
In Favor: Unanimous  
Opposed: None  
Motion Passes

Commissioner Oroian reentered the boardroom at 2:20 p.m.

### **Comprehensive Master Plan Amendments**

24. **P.A. 13048:** [This item continued from September 25, 2013 public hearing.] A request by Brown and Ortiz, PC., 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 use of approximately 10.00 acres of land out of NCB 34034, located at the northeast corner of Milsa Road and Stonewall Parkway from “Suburban Tier” to “Mixed Use Center”. **Staff recommends denial.** (Robert Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov Department of Planning and Community Development)

Robert Acosta, Planner, presented the item and stated that the applicant would like to address the Commission.

James Griffin, Representative for Brown & Ortiz, requested a two week continuance until the next Planning Commission Meeting on October 23, 2013.

Motion: Commissioner Kossl to approve the applicants request for a two week continuance until the next Planning Commission Meeting on October 23, 2013.  
Second: Commissioner Sherrill  
In Favor: Unanimous  
Opposed: None  
Motion Passes

Chairman Rodriguez Stated that Item # 25 and Item #26 would be heard together and have one motion.

25. **P.A. 13051:** A request by Paul Fletcher, 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 use of approximately 2.0131 acres of land out of NCB 8417, located at 244 and 250 Sherwood Drive from “Urban Low Density Residential” to “Community Commercial” in City Council District 1. **Staff recommendation: Denial as requested by the applicant and approval of an alternate recommendation.** (John Osten, Sr. Planner, (210) 207-2187, john.osten@sanantonio.gov , Development Services Department)

26. **P.A. 13052:** A request by Eleno Delgado, 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 use of approximately 0.8368 acres of land out of NCB 8417, located at 256 Sherwood Drive from “Urban Low Density Residential” to “Community Commercial” in City Council District 1. **Staff recommendation: Denial as requested by the applicant and approval of an alternate recommendation.** (John Osten, Sr. Planner, (210) 207-2187, john.osten@sanantonio.gov , Development Services Department)

John Osten, Sr. Planner, presented the Items and recommends denial.

Paul Fletcher, Representative, was available for questions.

Motion: Commissioner Oroian made a motion to deny staffs recommendation of denial and to approve the applicant’s request.

Second: Commissioner Kossl

In Favor: Kossl, Oroian, R. Rodriguez, Love, Peck

Opposed: Sherrill, A. Rodriguez, Martinez

Motion Passes

27. (Postponed from the August 28, 2013 Planning Commission meeting): A request for authorization to initiate incorporation proceedings by the “Committee for the Incorporation of Sandy Oaks” for approximately four (4) square miles of land located within the Extraterritorial Jurisdiction (ETJ) of the City of San Antonio (COSA). The subject area is generally described as territory located in the southeast quadrant of Bexar County, inclusive of portions of the intersection of South Loop 1604 and Interstate Highway 37 South and extending south along Interstate Highway 37 South. **Staff recommendation: Denial as requested by the applicant and approval of an alternate recommendation.** (Rudy Nino, Jr., AICP, Planning Manager, (210) 207-8389, rudy.nino@sanantonio.gov, Department of Planning and Community Development)

Christopher Looney, Sr. Planner, presented the Items and recommends denial.

Art Martinez Devara, Applicant, was available for questions.

### **Citizens to Speak:**

James Clement, spoke in favor.

Motion: Commissioner Oroian made a motion to deny staffs recommendation of denial and to approve the applicant’s request.

Second: Commissioner Sherrill

In Favor: Martinez, Oroian, R. Rodriguez, Sherrill, Love

Opposed: A. Rodriguez, Kossl, Peck

Motion Passes

**Other Items**

28. Consideration of alternative Planning Commission meeting dates due to the 2013 Holiday Schedule. (Melissa Ramirez, Planning Manager, (210) 207-7038, [Melissa.ramirez@sanantonio.gov](mailto:Melissa.ramirez@sanantonio.gov), Development Services Department)

Melissa Ramirez, Planning Manager, presented the item.

Motion: Commissioner Peck  
Second: Commissioner Love  
In Favor: Unanimous  
Opposed: None  
Motion Passes

Commissioner Oroian made a statement to add an item to the next Planning Commission Agenda on October 23, 2013 to request the discussion and possible action for a Planning Commission Resolution regarding the form and content of the CPS Energy Plat notes.

29. Approval of the minutes for the September 25, 2013 Planning Commission meeting.

Motion: Commissioner Peck  
Second: Commissioner Love  
In Favor: Unanimous  
Opposed: None  
Motion Passes

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

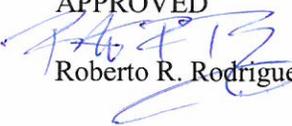
John Jacks, Executive Secretary, spoke on the new city budget and new positions that were recently filled by the Planning Department.

31. Adjournment.

There being no further business, the meeting was adjourned at 3:52 p.m.

ATTEST:

  
John P. Jacks, Executive Secretary

APPROVED  
  
Roberto R. Rodriguez