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

PLANNING COMMISSION MINUTES
September 10, 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.

Roll Call – Present: R. Rodriguez, Martinez, A. Rodriguez, Rinehart, Sherrill, Love, Peck, Garcia, Salazar
Absent: None

4. Citizens to be heard – No 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.

Combined

Luz Gonzales, Planner, presented items and recommended approval.

Plats

5. **130062:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide an 11.509 acre tract of land to establish **Solana Ridge Subdivision Unit 9**, generally located northwest of the intersection of Sol Trace and Quasar Brook. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

6. **130329**: Request by FCS Creamer, LTD., for approval of a major plat to replat and subdivide a 11.469 acre tract of land to establish **Shaenfield East Unit-2** Subdivision, generally located west of the intersection of Weybridge and Terra Oak. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

7. **130368**: Request by Continental Homes of Texas, LP., for approval of a major plat to subdivide a 25.147 acre tract of land to establish **Redbird Ranch, Unit 11A** Subdivision, generally located north of the intersection of Wurzbach Road and Potranco Road. **Staff recommends Approval.** (Juanita B. Romero, Planner (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

8. **130389**: Request by Velma Development, LLC., for approval of a major plat to subdivide a 12.39 acre tract of land to establish **Republic Oaks Unit 3** Subdivision, generally located south of the intersection of S.E. Military Drive and Republic Parkway. **Staff recommends Approval.** (Juanita B. Romero, Planner (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

9. **130584:** Request by TXBC Meadows L.P., for approval of a major plat to subdivide a 16.28 acre tract of land to establish **Champions Park, Unit-8** Subdivision, generally located at the south of Marbach Road, west of Just My Style. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

10. **140139**: *Request by Encore Multi-Family, LLC for approval of a major plat to subdivide a 10.180 acre tract of land to establish **Encore Sendero Ranch** Subdivision, generally located northeast of the intersection of U.S. Highway 281 and Sendero Verde. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

*Military Notification

11. **140152**: Request by Montesan, LTD., for approval of a major plat to replat and subdivide a 0.513 acre tract of land to establish **Townhomes at the Witte, IDZ** Subdivision, generally located at the intersection of Carnahan Street and Catalpa Avenue. **Staff recommends Approval**. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Service Department)

12. **140282:** Request by Highland Homes, for approval of a minor plat to replat a 1.787 acre tract of land to establish **Stonewall Estates, Unit-3B (P.U.D.)** Subdivision, generally located south of the intersection of Rembrandt Hill and Winecup Hill. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

13. **140383:** *Request by Continental Homes of Texas, L.P., for approval of a major plat to vacate and re-subdivide a 18.315 acre tract of land to establish **Fallbrook Unit 2, Enclave** Subdivision, generally located at the intersection of Oleander Chase and Tulip Meadow. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Time Extensions

15. **070348**: Request by KB Home, for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for **the Carmona Hills Unit 2** Subdivision, generally located east of the intersection of Carmona Pass and Cenizo Pass. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

16. **080120**: Request by Necbul 1604, Ltd., for a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **NEC Bulverde/1604 2** Subdivision, generally located northeast of the intersection of Bulverde Road and Loop 1604. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

17. **090369:** Request by Equitable Land Holdings, LLC, for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Tres Laurels Montgomery Road** Subdivision, generally located north of U.S. Highway 90, east of S.H. 211. **Staff recommends Approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

18. **100358:** Request by FCS Fischer, LTD, for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the **Redland Hills, Unit 3** Subdivision, generally located east of Redland Road, north of Jones Maltsberger Road. **Staff recommends Approval**. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

20. **PA 14070:** A request by Tammy L. Wincott, Attorney, 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 0.1377 of an acre of land being Lot 3, Block 239, NCB 8802 located at 1830 Santa Barbara Street, from "Urban Low Density Residential" to "Neighborhood Commercial". **Staff recommends Approval**. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

*Military Notification

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

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

Individual

Plats

Commissioner Love exited the board room at 2:09 pm for recusal purposes.

14. **140433:** Request by Elizabeth Kang, for approval of a minor plat to replat a 0.31 acre tract of land to establish **Oak Park Estates Unit No. 2 BSL** Subdivision, generally located west of the intersection of Hillview Drive and Nacogdoches Road. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Luz Gonzales, Planner, presented item and recommended approval.

Jack Barnum, applicant, stated the purpose of this request is to preserve 4 heritage oak trees, otherwise the trees would have to be remove.

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

Commissioner Love entered the board room at 2:13 pm.

Variances

19. 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)

Ian Benavidez, Planner, presented item and recommended approval.

Rajeeve Puri, applicant, stated this is the last portion to be developed in this subdivision. He further stated he has been working with the community to address their concerns as much as possible however they still expressed their opposition.

David Duran, spoke in favor.

Marnie Goldberg, spoke in opposition.

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

B. 130353: *Request by Stone Oak Hidden Canyon, L.L.C., for approval of a major plat to replat and subdivide 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 recommendation pending approval of variance.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Ian Benavidez, Planner, presented item and recommended approval.

Motion: Commissioner Peck to approve item as presented
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

Comprehensive Master Plan Amendments

21. PA 14072: *(Continued from August 27, 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", in City Council District 7. **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.

Daniel Termure, applicant, stated he would like to request a continuance until October 8, 2014.

Philip Manna, spoke in opposition.

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

*Military Notification

Other Items

22. Consideration of appointments to the Planning Commission Technical Advisory Committee to fill one expired term for each of the following categories:

a. Development/Real Estate Professional
b. Registered Professional Engineer
c. Planning Professional
d. Registered Architect
e. Environmental and/or Historic Preservation
f. Community at-Large

Christopher Looney, Policy Administrator, presented item.

Motion: Commissioner Peck to accept the members as recommended by the committee for the Development/Real Estate Professional – Michael Moore, Planning Professional – Brad Peel, Registered Architect – Robert Hanley, Environmental and/or Historic Preservation – Kent Brittain and Community at-Large – Cullen Coltrain. Also for Planning Commission to vote on the Registered Professional Engineer position.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

Registered Professional Engineer position

Jody Sherrill: Joe Nix 1, Dan Kossl 2, Kerry Koehler 3
Michael Garcia: Joe Nix 1, Dan Kossl 2, Kerry Koehler 3
Angela Rinehart: Dan Kossl 1, Joe Nix 2, Kerry Koehler 3
Andi Rodriguez: Dan Kossl 1, Kerry Koehler 2, Joe Nix 3
Marcello Martinez: Dan Kossl 1, Kerry Koehler 2, Joe Nix 3
George Peck: Dan Kossl 1, Joe Nix 2, Kerry Koehler 3
Kevin Love: Dan Kossl 1, Joe Nix and Kerry Koehler tied for 2
Orlando Salazar: Abstained
Rob Rodriguez: Dan Kossl 1, Joe Nix 2, Kerry Koehler 3

Chairman Rodriguez stated Dan Kossl will hold the seat for Registered Professional Engineer.

23. Consideration of appointment of up to two (2) non-voting Experience members to the Planning Commission Technical Advisory Committee.

Motion: Commissioner Sherrill appointed Gene Dawson for a Non-Voting Experience Member to the Planning Commission Technical Advisory Committee
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

Chairman Rodriguez stated 2nd Non-Voting Experience Member seat will be voted on at a later date.

24. Approval of the minutes for the August 27, 2014, Planning Commission meeting.

Motion: Commissioner Rinehart to approve August 27, 2014 Planning Commission meeting minutes.
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

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

26. Adjournment.

There being no further business, the meeting was adjourned at 3:18 pm.

APPROVED

Roberto R. Rodriguez

ATTEST:

Executive Secretary