



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

PLANNING COMMISSION MINUTES
September 24, 2014

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, A. Rodriguez, Peck, Martinez, Sherrill, Garcia, Rinehart
Absent: Love
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.

Plats

- ~~5. **130609:** Request by City of San Antonio, for approval of a minor plat to vacate, re-subdivide and subdivide a 45.24-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) – **Pulled**~~
- ~~6. **140122:** *Request by HT Stone Oak Limited Partnership, for approval of a major plat to replat and subdivide a 33.38-acre tract of land to establish **Coronado Subdivision Unit 1 Enclave**, generally located west of U.S. Highway 281 and south of Oakland Bend. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department) – **Pulled**~~
7. **140217:** Request by Bettye Claypool, for approval of a major plat to subdivide a 2.921-acre tract of land to establish **Marshall Meadows II** Subdivision, generally located south of the intersection of Kyle Rote Drive and John Marshall Street. **Staff recommends Approval.** (Larry Odis, Planner (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
8. **140277:** Request by KB Homes Lone Star Inc., for approval of a major plat to subdivide a 13.743-acre tract of land to establish **Southton Village Unit 6B** Subdivision, generally located northeast of the intersection of Southton Road and Wrangler Park. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
9. **140284:** Request by Pulte Homes of Texas, L.P., for approval of a major plat to subdivide a 6.36-acre tract of land to establish **Champions Park U4B** Subdivision, generally located at the intersection of Night Star and Pink Star. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
10. **140310:** Request by the City of San Antonio, for approval of a major plat to replat and subdivide a 29.035-acre tract of land to establish **Zarzamora Culberson** Subdivision, generally located at the intersection of South Zarzamora and Culberson Avenue. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Land Transactions

- 12. S.P. 1752:** Consideration of a request to declare as surplus and sell an improved 0.17 acre tract of City owned land located at Lot 10, Block 58, CB 4024, Bexar County, Texas on Claiborne Way, as requested by Trace and Laura Nell Burton. **Staff recommends Approval.** (Martha Almeria, (210)207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)
- 13. S.P. 1781:** Consideration of a Joint Use Agreement for use of 0.134 of an acre tract of land (5,834 square feet) out of NCB 15329 located near Richland Hills Drive and Ingram Road, as requested by City Public Service Energy. **Staff recommends Approval.** (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)

Comprehensive Master Plan Amendments

- 14. PA 14071:** A request by Patricia Gomez Monroy, for approval of a resolution to amend the future land use plan contained in the **Government Hill Neighborhood Plan**, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1397 acres of land out of Lot 6, Block 13, NCB 1695 located at 2222 IH-35 N, from “Neighborhood Commercial” to “Community Commercial”. **Staff recommends Approval.** (Robert Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 15. PA 14076:** A request by Adrian Garcia, 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 approximately 0.5854 acres of land out of Lots 18, 19, 20, 21, 22, 23 and 24, Block 2, NCB 3843 located on the 2300 Block of Nopal Street, from “Low Density Residential” to “High Density Residential”. **Staff recommends Approval.** (Robert Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
- 16. PA 14077:** A request by Brown & Ortiz, P.C, 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 25.71 acres of land out of Lots 7, 9, 21 and 22, NCB 11156 located at 5019 Roosevelt Avenue, from “Mixed Use” to “Low Density Residential”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
- 17. PA 14079:** 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 36.266 acres of land out of Lot 4, Block 1, CB 4167A located at 3890 South Loop 1604 East, from “Rural Estate Tier” to “Specialized Center”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)

18. Public Hearing and consideration of a limited purpose annexation of 36.23 acres of undeveloped land, known as the Ivy Tract, located at 3890 South Loop 1604. (Priscilla Rosales-Piña, Planning Coordinator, Department of Planning & Community Development, priscilla.rosales-pina@sanantonio.gov, (210) 207-7839)
19. Public Hearing and consideration of a voluntary annexation of 9.19 acres of land, located at 3610 Valley Road, as requested by the San Antonio Water System (SAWS). (Priscilla Rosales-Piña, Planning Coordinator, Department of Planning & Community Development, priscilla.rosales-pina@sanantonio.gov, (210) 207-7839)

Commissioner R. Rodriguez asked for a motion to approve items on the combined hearing as presented minus item #11.

Motion: Commissioner Peck to approve items on the combined hearing as presented minus item #11.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Peck departed the boardroom at 2:11 p.m. for purpose of recusal.

Individual

11. **S.P. 1509:** Consideration of a Resolution supporting and recommending City Council approve a request by the San Antonio Water System for the use of city-owned property located at 8967 Nelson Road and 9025 Nelson Road in NCB 18045 for the installation of a water transmission pipeline as part of its Water Resources Integration Program (WRIP). **Staff recommends Approval.** (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

Mary L Fors, EastPoint & Real Estate, presented item and recommended approval.

Motion: Commissioner A Rodriguez to follow staff recommendation of approval.
Second: Commissioner Rinehart
In Favor: A. Rodriguez, Rinehart, R. Rodriguez, Sherrill, Garcia, Martinez
Recused: Peck
Opposed: None
Motion Passes

Commissioner Peck returned to the boardroom at 2:20 p.m.

Other Items

20. Holiday Schedule Consideration to move regularly scheduled Planning Commission meetings of November 26, 2014, December 10, 2014 and December 24, 2014. **Staff recommends Approval.** (Melissa Ramirez, Planning Manager, Development Services Department, melissa.ramirez@sanantonio.gov (210) 207-7038)

Motion: Commissioner A. Rodriguez made a motion to follow staff recommendation of approval of the holiday schedule to move regularly scheduled Planning Commission meetings of November 26, 2014, December 10, 2014 and December 24, 2014 to December 3, 2014 at 8:30 a.m. and December 17, 2014 at 8:30 a.m.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

21. Approval of the minutes for the September 10, 2014, Planning Commission meeting.

Motion: Commissioner Peck to approve September 10, 2014 Planning Commission meeting minutes.

Second: Commissioner Garcia

In Favor: Unanimous

Opposed: None

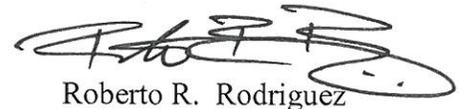
Motion Passes

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 2:22 pm.

APPROVED



Roberto R. Rodriguez

ATTEST:



Executive Secretary