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

PLANNING COMMISSION MINUTES
December 3, 2014
9:00 A.M.

Marcello Diego Martinez, *Chair*
George Peck, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Michael Garcia Jr.
Aaron Seaman

Bradley Carson
Angela Rinehart
George McNair

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. **8:30 A.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. **9:00 A.M.** - Call to Order, Board Room

3. Roll Call – Present: Martinez, Rodriguez, Rinehart, Peck, Garcia, Seaman, Carson, McNair, Salazar
   Absent: Sherrill

4. Citizens to be heard – No Citizens to Be Heard.

COMBINED ITEMS

Larry Odis, Planner, presented items and recommended approval.

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. **130154:** Request by Gabriel Franco for approval of a minor plat to replat a 2.888 acre tract of land to establish **Gabriel Franco** Subdivision, generally located west of S. Skaggs Road, north of Kirkwood Road. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

6. **130358:** Request by HLL Land Acquisitions of Texas, L.P., for approval of a major plat to subdivide a 10.13-acre tract of land to establish **Preserve at Indian Springs U2, Ph4** Subdivision, generally located north of the intersection of Berberis and Preserve Peak. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

7. **130381:** *Request by LHM Balcones Creek Development, Inc., for approval of a major to subdivide a 20.217 acre tract of land to establish **Balcones Creek Unit 2A, Enclave** Subdivision, generally located south of the intersection of Balcones Creek and Clearance. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

8. **130375:** *Request by LHM Balcones Creek Development, Inc., for approval of a major plat to subdivide a 24.428 acre tract of land to establish **Balcones Creek Unit 2B, Enclave** Subdivision, generally located at the extension of Balcones Creek and Headwind. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

9. **130424:** Request by CTMGT Rancho Del Lago, LLC, for approval of a major plat to subdivide a 15.13-acre tract of land to establish **Arcadia Ridge Collector Phase I** Subdivision, generally located southeast of the intersection of Texas Research PKWY and Potranco Road. **Staff recommends Approval.** (Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

10. **140110**: *Request by Anaqua Springs Ranch, Inc., for approval of a major plat to subdivide a 26.608-acre tract of land to establish **Anaqua Springs Ranch VI C-1, P.U.D.** Subdivision, generally located west of the intersection of Creekside Cove and Anaqua Springs. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

11. **140299:** Request by LGI Homes – Luckey Ranch Partners, LLC, for approval of a major plat to subdivide a 22.22-acre tract of land to establish **Luckey Ranch Unit 23** Subdivision, generally located southeast of the intersection of WT Montgomery and Luckey River. **Staff recommends**

*Military Notification

Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

12. **140320:** Request by City of San Antonio, for approval of a major plat to replat and subdivide a 5.729 acre tract of land to establish **District 2 Library** Subdivision, generally located west of U.S. Highway 87 East, south of Foster Meadow. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

13. **140378:** Request by WS-SAS Development, LLC, for approval of a major plat to subdivide a 22.23 acre tract of land to establish **Stillwater Ranch Unit 18** Subdivision, generally located east of Silver Pointe, north of Stone Chase. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

15. **140411:** Request by LGI Homes – Texas, LLC, for approval of a major plat to replat and subdivide a 9.681-acre tract of land to establish **Foster Meadows Unit 13D/E Subdivision**, generally located northwest of the intersection of Vista Lake and Lake Victoria. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Street Name Change

16. **S15-001:** Request by Council District 5 for a resolution recommending approval of a street name change from "Alta Vista St" (an alley) to "Jaime P Martinez Pl" between S. Navidad and S. Trinity Streets. **Staff recommends Approval.** (Donna Camacho, Senior Planner (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Floodplain Variance

17. **FPV 15-001:** Request by Clara Sanchez for approval of a floodplain variance to Section 35-F125 (a) (2) of the Unified Development Code (UDC), respectively, regarding allowable development within the regulator floodplain for building permit AP# 1981728 located at 922 NW 36th Street. **Staff recommends Denial.** (Lee Muniz, Senior Engineering Associate, (210) 207-0210, lee.muniz@sanantonio.gov, Transportation & Capitol Improvements.

Land Transactions

18. A request by the Transportation and Capital Improvement Department for a resolution supporting the approval of a property exchange between the City of San Antonio (COSA) and the San Antonio Water System (SAWS) of a COSA-owned 48.66 acre parcel located in NCB 11379, at the intersection of State Hwy. 151 and Old US Hwy. 90 within the Southwest Business and Technology Park (SWBTP), in exchange for a SAWS-owned 12.31 acre parcel located in NCB 15329, at the intersection of Richland Hills Drive and Ingram Road for the Northwest Area Recreational Facility. **Staff recommends Approval.** (Hector Reynoso, (210) 207-8688, hector.reynoso@sanantonio.gov, Transportation and Capital Improvements Department)

Comprehensive Master Plan Amendments

20. **PA 15006:** A request by Antonio Pedraza, Jr and Katherine McColley, for approval of a resolution to amend the future land use plan contained in the **Near Northwest Neighborhood Plan** a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.0852 of an acre of land in Lot 11, Block 2, NCB 2074 located at 943 Culebra Road from "Urban Low Density Residential" land use to "Neighborhood Commercial" land use. **Staff**

recommends Approval. (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Department of Development Services)

22. A request by the Department of Planning & Community Development for approval of a resolution designating the Heritage South Sector Plan and the United Southwest Community Plan as the land use and intensity plans applicable to all land included in the Limited Purpose Annexation and for the areas included in "Agreements for Services in lieu of Annexation" approved by City Council on January 9, 2014. **Staff recommends Approval.** (Rudy Nino, Planning Manager, (210) 207-8389, Rudy.Nino@sanantonio.gov, Department of Planning & Community Development)

Other Items

23. Public hearing and consideration of a Resolution recommending an amendment to a Five-year Industrial District Non-annexation Agreement and Basic Fire Services Agreement with the Texas Research and Technology Foundation. **Staff recommends Approval**. (Nina Nixon-Mendez, Planning Manager, Department of Planning and Community Development, 207-2744, nina.nixon-mendez@sanantonio.gov)

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

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

INDIVIDUAL ITEMS

Plats

14. **140398:** Request by Meritage Homes of Texas, LLC, for approval of a major plat to replat a 11.079-acre tract of land to establish **Castle Hills Unit 1, Enclave** Subdivision, generally located south of the intersection of Amhurst Drive and Silver Oaks Drive. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Larry Odis, Planner, presented items and recommended approval.

David Cupit, stated the property was originally platted in 1950 and improvements were never developed which is why there is paper streets. He stated they are proposing to do the improvements as needed.

Mireya Barajas, spoke in opposition. She expressed concerns with the removal of trees for the proposed development.

Chairman Martinez requested this item be tabled to the end of the agenda.

ITEM TABLED

Comprehensive Master Plan Amendments

19. PA 15001: A request by The Tobin Endowment, (by J. Bruce Bugg Jr), 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 45.642 acres of land out of NCB 12164, NCB 17273 and NCB 17306 generally located at 3316 Oakwell Court and the intersection of Harry Wurzbach and Oakwell Court from "Low Density Residential", "Neighborhood Commercial", and "Parks/Open Space" land use to "Mixed Use" land use. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Department of Development Services)

Ernest Brown, Planner, presented item.

Trey Jacobson, applicant, stated he would like to request a continuance until December 17, 2014 Planning Commission Meeting.

Motion: Commissioner Seaman to continue item to December 17, 2014
Second: Commissioner Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

21. PA 15007: A request by Brown & Ortiz, P.C., 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 future land use of approximately 21.6924 acres of land out of P-27E, P-27G and P-28B, NCB 34760, and Lot 6 and 7, Block 34, NCB 18333, generally located along the 19000 block of Cresta Bella, from "Rural Estate Tier" to "Suburban Tier". **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Robert Acosta, Planner, presented item.

James Griffin, applicant, stated he would like to request a continuance until January 14, 2015, Planning Commission Meeting.

Motion: Commissioner Peck to continue item to January 14, 2015
Second: Commissioner McNair
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner O. Salazar arrived at 9:18 am.

24. Appointment of a Planning Commission member to fill an unexpired term on the Planning Commission Technical Advisory Committee (PCTAC).

Motion: Commissioner Peck to appoint Commissioner George McNair to PCTAC fill former Commissioner Love's seat
Second: Commissioner Seaman
In Favor: Unanimous
Opposed: None
Motion Passes

25. Approval of the minutes for the November 12, 2014, Planning Commission meeting.

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

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

14. **140398:** Request by Meritage Homes of Texas, LLC, for approval of a major plat to replat a 11.079-acre tract of land to establish **Castle Hills Unit 1, Enclave** Subdivision, generally located south of the intersection of Amhurst Drive and Silver Oaks Drive. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Justin Krobot, Assistant City Arborist, stated a tree preservation plan was submitted and approved.

Mireya Barajos, stated her concerns were addressed however she would like to request street bumps to protect the deers.

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

27. Adjournment.

There being no further business, the meeting was adjourned at 9:31 am.

APPROVED

Marcello D. Martinez, Chairman

ATTEST:

John Jacks,
Executive Secretary

*Military Notification