



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

PLANNING COMMISSION MINUTES

☞ June 25, 2014 ☞
2:00 P.M.

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

Jody R. Sherrill
George Peck
Michael Garcia Jr.

Kevin Love
Zachary Harris
Angela Rinehart

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, Lone Star 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, Training Rooms A&B

3. Roll Call- Present - R. Rodriguez, A. Rodriguez, Rinehart, Peck, Sherrill, Garcia, Harris,
Love, Salazar
Absent - Martinez

4. Citizens to be heard

Marie Pusateri, gave her time to Marnie Goldberg

Marnie Goldberg, spoke in opposition of Item #8

Soledad Valenciano, spoke in opposition of Item #8

**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.

Chairman R. Rodriguez stated that Item's # 8, 13 and 14 have been pulled from the agenda.

8.130353: *Request by Stone Oak Hidden Canyon, L.L.C., for approval of a major plat to subdivide and replat 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 recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department) – **PULLED BY STAFF**

13. — PA 14053: A request by KLove Engineering, LLC, for approval of a resolution to amend the future land use plan contained in the ~~United Southwest Communities Plan~~, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.683 acres of land out of Parcel 37, NCB 15261 located on a portion of the 7200 Block of Five Palms Drive at the northeast corner of Five Palms Drive and Elm Valley Drive, from “Low Density Residential” to “Mixed Use”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department) – **PULLED BY THE APPLICANT**

14. — PA 14054: A request by KLove Engineering, LLC, for approval of a resolution to amend the future land use plan contained in the ~~United Southwest Communities Plan~~, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 5.525 acres of land out of Parcel 37A, NCB 15259 located on a portion of the 6000 Block of Medina Base Road at the southeast corner of Five Palms Drive and Medina Base Road, from “Low Density Residential” to “Community Commercial”. **Staff recommends Approval.** (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department) - **PULLED BY THE APPLICANT**

Commissioner Peck left the boardroom for recusal purposes at 2:07 p.m.

Combined Hearing

Plats

5. **070579:** Request by Mehul Patel, to **rescind** the approval of Plat 070579, **Acme Park** Subdivision, generally located northeast of the intersection of Highway 151 and Old Highway 90. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

6. **120381:** Request by Rio Perla Properties, LP, for approval of a major plat to replat 4.228-acre tract of land to establish the **I.D.Z. Pearl Brewery Development, Unit 2** Subdivision, generally located south of Grayson Street, west of Karnes Street. **Staff recommends Approval.** (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department).

7. **120462:** Request by Tierra Vista Joint Venture, for approval of a major plat to subdivide a 10.766-acre tract of land to establish the **Vista Al Lago Unit 3** Subdivision, generally located northwest of the intersection of Stuart Road and Helmsman Heights. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

9. **130426:** Request by Daphne Development, LLC, for approval of a major plat to subdivide a 20.47 acre tract of land to establish **Waterford Park Unit 2** Subdivision, generally located southeast of the intersection of Culebra Road and Talley Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

10. **140011:** *Request by Flamingo Cay, LLC. and Shuchi Development, LLC., for approval of a major plat to subdivide a 12.2236 acre tract of land to establish the **Pre-K 4 SA West, MAOZ** Subdivision, generally located northeast of the intersection of Highway 151 and Old Highway 90. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Variances

11. **TPV#14-003:** Request by the City of San Antonio for the Hausman Rd Expansion Segment 3 & 4 project for approval of a variance request from the Unified Development Code 35-523 (f) Table 523-1A, “up to 80% of significant and heritage trees may be mitigated rather than preserved” and 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.” 751.5 inches of mitigation will be met by planting 132 inches of trees on-site and a \$123,900 payment into the Tree Mitigation Fund for the remaining 619.5 inches. Project is proposed along Hausman Rd between Babcock Rd and

*Military Notification

IH-10. **Staff recommends Approval.** (Justin R. Krobot, Assistant City Arborist, (210) 207-6042, justin.krobot@sanantonio.gov, Development Services Department, Land Development – Environmental Division)

12. **AEVR FPV# 14-009:** Request by CPS Energy for a variance to the Unified Development Code Appendix F, Subdivision C, Sections 35-F124 (f) (20) which allows floodplain reclamation in the overbank areas of ineffective flow where floodplain storage volume is lost to reclamation is offset by comparable excavation within the same creek floodplain. The site is located at 501 and 515 Comal St. and 912 W. Cesar Chavez St. **Staff recommends Approval.** (Sabrina Santiago, EIT, CFM, Senior Engineering Associate, (210) 207-0182, sabrina.santiago@sanantonio.gov, Transportation & Capital Improvements, Storm Water Division)

Comprehensive Master Plan Amendments

15. **PA 14055:** A request by Janice Hindes, for approval of a resolution to amend the future land use plan contained in the Midtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.8742 of an acre out of Lots 1, 2, 9, 10, Block 10, NCB 1890 located at 615 West Ashby Place and 626 West French Place, from “Public Institutional” to “Neighborhood Commercial”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)
16. **PA 14057:** A request by Memo's Landscaping and Lawncare (Christine Hernandez), 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 4.337 acres of land out of Lot 21, NCB 14941 located on a portion of the 11000 block of Rail Drive, from “Suburban Tier” to “Specialized Center”. **Staff recommends Approval.** (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Development Services Department)

Luz Gonzales, Planner, presented the 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 Harris

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioner Peck re-entered the boardroom at 2:14 p.m.

Other Items

*Military Notification

17. Consideration and recommendation to amend Chapters 34 and 35 of the City Code of San Antonio, Texas.

Christopher Looney, presented the item.

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

18. Election of a Planning Commission Technical Advisory Committee Nominating Committee and consideration to commence the membership application process pursuant to the PCTAC Establishment and Governance bylaws. (Christopher Looney, Development Services Policy Administrator)

Christopher Looney, presented the item.

Motion: Commissioner A. Rodriguez made a motion to nominate Peck, Love and Sherrill to the PTAC nominating committee.
Second: Commissioner Harris
In Favor: Unanimous
Opposed: None
Motion Passes

19. Approval of the minutes for the June 11, 2014 Planning Commission meeting.

Motion: Commissioner Harris to approve the minutes from June 11, 2014.
Second: Commissioner Rinehart
In Favor: Unanimous
Opposed: None
Motion Passes

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

None

21. Adjournment.

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

APPROVED


Roberto R. Rodriguez

ATTEST:


John P. Jacks, Executive Secretary