

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, April 22, 2015**

**2:00 PM**

**1901 S. Alamo**

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### Planning Commission Members

Marcello Diego Martinez, Chair |  
George Peck, Vice Chair | Andrea Rodriguez, Chair Pro Tem |  
Jody R. Sherrill | Angela Rinehart | Michael Garcia Jr. |  
George McNair | Aaron Seaman | Bradley Carson |

### Ex-Officio Members

William Shaw, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment |  
Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

A majority of appointive members, other than ex officio, shall constitute a quorum.

### **1:30 P. M. - Work Session, Tobin Room**

1. [15-2738](#) Briefing on a resolution recommending approval of the release of approximately 13 acres of Extraterritorial Jurisdiction (ETJ) from the City of San Antonio to the City of Garden Ridge. (Jacob Floyd, AICP, Planning Coordinator, (210) 207-8318, jacob.floyd@sanantonio.gov, Department of Planning & Community Development)

### **2:00 P. M. - Call to Order, Board Room**

**- Roll Call**

**- 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**

2.     [15-2499](#)     130502: Request by Richard Lowder, for approval replat and subdivide a tract of land to establish Eagle Point Subdivision, generally located northwest of the intersection of U S Highway 181 and Old Corpus Christi Road. Staff recommends [Approval. (Juanita B. Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)]
  
3.     [15-2475](#)     130551: Request by George J. Kennedy, Sneckner Partners, Ltd., for approval to subdivide a tract of land to establish Royal Oak Estates-Unit 1 Enclave Subdivision, generally located northwest of the intersection of Bulverde Road and U S Highway 281 North. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
  
4.     [15-2510](#)     130552: Request by Sneckner Partners, Ltd., for approval to subdivide a tract of land to establish Royal Oak Estates-Unit 1 Subdivision, generally located northwest of the intersection of Bulverde Road and U S Highway 281 North. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
  
5.     [15-2494](#)     140216: Request by Alan Chesler, South Park Holdings LP., for approval to subdivide a tract of land to establish South Park Industrial Subdivision, generally located southwest of the intersection of Loop 410 and Old Pearsall Road. Staff recommendation is PENDING. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
  
6.     [15-2473](#)     140401: Request by David Nisivoccia, San Antonio Housing Authority, for approval to vacate, resubdivide, and subdivide a tract of land to establish Wheatley Courts II-B Subdivision, generally located northwest of the intersection of Hudson Street and Hays Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services

Department)

7. [15-2500](#) 150011: Request by Mark Granados, Corsairs Cay, LLC, for approval of a replat and to subdivide a tract of land to establish Catcar Corners Subdivision, generally located northwest of the intersection of Eckhert Road and Bandera Road. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
8. [15-2613](#) 150046: Request by Jessica L. Cavada, for approval of a building setback line replat to establish Cavada Subdivision, generally located northeast of the intersection of Lemon Tree and Boiling Brook Drive. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)
9. [15-2501](#) 150055: Request by Chesley I. Swann, III, Milestone Potranco Development, Ltd., for approval to subdivide a tract of land to establish Seale Subdivision Unit 10, generally located northeast of the intersection of Camp Light Way Road and Lavender Hill Road. Staff recommends Approval. [(Juanita B. Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)]
10. [15-2431](#) 150089: Request by David M. Cummings III, for approval to replat a tract of land to establish Strauss - Cummings Subdivision, generally located west of the intersection of Strauss and La Sierra Boulevard. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-08050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department)

#### Plat Deferral(s)

11. [15-2622](#) 140247 : Request to authorize the termination of electric service and revoking building permits pending plat approval and recording of Sunny Acres Subdivision in connection with a previously approved deferral on October 8, 2014, generally located west of Loop 1604, south of New Sulpher Springs. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, [larry.odis@sanantonio.gov](mailto:larry.odis@sanantonio.gov), Development Services Department)

**Land Transaction(s)**

12. [15-2455](#) A Resolution on behalf of the City of San Antonio to approve the conveyance of real property located at 146 E. Houston St. San Antonio, TX 78205 associated with the Houston Street Tax Increment Reinvestment Zone (TIRZ). Staff recommends Approval. (Nancy Sheppard, 210-207-7805, nancy.sheppard@sanantonio.gov, TIF Economic Development Manager)

**Comprehensive Master Plan Amendment(s)**

13. [15-2630](#) PA 15026 (Continued from April 8, 2015): 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 14.332 acres of land out of NCB 35733 located in the 7000 Block of Oak Drive from “Suburban Tier” to “General Urban Tier”. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
14. [15-2573](#) PA 15034: A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 4.7679 acres of land being Lot 11, Block 2 in NCB 6583 located at 227 West Drexel Avenue from “Medium Density Residential” to “Mixed Use”. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
15. [15-2513](#) PA 15036: A request by John & Irma Nelson, for approval of a resolution to amend the future land use plan contained in the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately .1695 acres of land being Lot 8 BLK 15 out of NCB 1534, located at 1614 Martin Luther King, from “Medium Density Residential” to “Mixed Use”. Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

16. [15-2574](#) PA 15037: A request by John Condit, 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 20.55 acres of land being Lot 4, Block 3 in NCB 10879 located at the 8200 block of City Base Landing from “Regional Commercial” to “High Density Residential”. Staff recommends approval . (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
17. [15-2511](#) PA 15038: A request by Brown & Ortiz, PC., for approval of a resolution to amend the future land use plan contained in the North Sector Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 3.206 acres of land being P-19 ABS out of NCB 12825, located at the 14200 Block of Vance Jackson, from “General Urban Tier” to “Mixed Use Center” and to include “C-3” Commercial District as a related zoning district for the “Mixed Use Center” land use classification”. Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

**Other Item(s)**

18. [15-2383](#) A resolution recommending approval of the release of approximately 13 acres of Extraterritorial Jurisdiction (ETJ) from the City of San Antonio to the City of Garden Ridge. The subject area is generally located northeast of San Antonio in Comal County, north of Bindseil road, South of Park Lane Drive, and West of Bat Cave Road (Jacob Floyd, AICP, Planning Coordinator, (210) 207-8318, jacob.floyd@sanantonio.gov, Department of Planning & Community Development)

**Approval of Minutes From Previous Meeting**

19. [15-2727](#) Approval of Minutes from April 8, 2015 Planning Commission Meeting

**Director's Report****Adjournment**

At any time during the meeting, the Planning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

**ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7268 Voice/TTY or 711 (Texas Relay Service for the Deaf).**

**DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7268) o al 711 (servicio de transmitir para sordos).**