

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, April 27, 2016**

**2:00 PM**

**1901 S. Alamo**

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### Planning Commission Members

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

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

### Ex-Officio Members

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

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

**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**

1.     [16-2544](#)     140296: Request by Michael Rodriguez for approval to replat a tract of land to establish MR Estates Subdivision, generally located northeast of the intersection of Pleasanton Road and Trumbo Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department).
  
2.     [16-2820](#)     140476: Request by Larry Baumgardner, Dominion Grand Partners I, L.L.C. for approval to subdivide a tract of land to establish Shaenfield Commercial Subdivision, generally located southwest of the intersection of Loop 1604 and Shaenfield Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
  
3.     [16-2745](#)     150209: Request by Karen Little and Jomo, Ltd., is requesting that the Planning Commission Rescind The Local House Subdivision Plat no. 150209 approved September 9, 2015, generally located west of the intersection of I.H. 10 and Milsa Drive. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, [richard.carrizales@sanantonio.gov](mailto:richard.carrizales@sanantonio.gov), Development Services Department)
  
4.     [16-2705](#)     150253: Request by Frank Arroyo, Bold Creek Investments, LLC., for approval to subdivide a tract of land to establish Elm View Subdivision, generally located on the intersection of Five Palms Drive and Elm Valley Drive. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, [andrew.martinez2@sanantonio.gov](mailto:andrew.martinez2@sanantonio.gov), Development Services Department)
  
5.     [16-2849](#)     150266: Request by Peter Greenblum, 202 Keller, Inc., for approval to subdivide a tract of land to establish 202 Keller IDZ Subdivision, generally located southwest of the intersection of South Flores and Keller Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department).

6. [16-2749](#) 150390: Request by Emiliano Guerrero, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Champions Park Unit 4D Subdivision, generally located northwest of the intersection of Marbach Road and Loop 1604 West. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department).
  
7. [16-2711](#) 150578: Request by Chesley I. Swann, III, Milestone Potranco Development, LTD., for approval to replat a tract of land to establish Seale Subdivision Unit 9, generally located north of the intersection of Ivory Keys and Emerald Edge. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
  
8. [16-2617](#) 160064: Request by John Cork, CW-Westpointe, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit 22-O Subdivision, generally located southwest of the intersection of Cottonwood Way and Sage Run. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
  
9. [16-2545](#) 160161: Request by Joseph Hernandez, KB Home, for approval to replat a tract of land to establish Falcon Landing Unit 1A Subdivision, generally located southwest of the intersection of Geronimo Drive and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department).

*(Items Continued on Next Page)*

**Comprehensive Master Plan Amendments**

10. [16-2662](#) PLAN AMENDMENT # 16035 (Council District 3): A request by Roger R. Jimenez, for approval of a resolution to amend the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use on Lot 8, NCB 12894 and Lot 35, NCB 12891 located at 4642 Rigsby Avenue and 2406 Tyne Drive from "Community Commercial" and "Low Density Residential" to "Community Commercial." Staff recommends Approval. (Mary Morales-Gonzales, Planner, 210-207-5550, mary.morales-gonzales@sanantonio.gov, Development Services Department)
11. [16-2756](#) PLAN AMENDMENT # 16037 (Council District 9): A request by Sia Sayyadi, 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 1.501 acres of land out of NCB 17087, generally located at the intersection of Vista Del Norte and Wurzbach Parkway from "Neighborhood Commercial" to "Community Commercial." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

**Approval of Minutes**

12. [16-2848](#) Consideration and Action on Minutes from April 13, 2016

**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).**

**Language interpreters are available and must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6044.**

**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).**

**Hay servicios de traducción simultánea disponibles. Estos servicios deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6044.**