

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

---

**Wednesday, March 8, 2017**

**2:00 PM**

**1901 S. Alamo**

---

### Planning Commission Members

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

George W. Peck, Chair |  
Marcello Martinez, Vice Chair | Christopher Garcia, Pro-Tem |  
Jody R. Sherrill | Casey Whittington | Michael Garcia Jr. |  
June Kachtik | Kacy Cigarroa | Andrew Ozuna |

### Ex-Officio Members

Dr. Francine Romero, 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. [17-1844](#) 160104: Request by Lloyd A. Denton, Jr., LFV Properties, LTD., SA Kinder Ranch No. 2, LTD., & SA Kinder West Units 1 & 2, Inc., for approval to subdivide a tract of land to establish Kinder West, Unit-2 (Enclave) Subdivision, generally located northwest of the intersection of Sunday Creek Drive and Kinder Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
2. [17-1868](#) 160223: Request by Steve Braha, SLV IV – Culebra 1604 Investors JV, L.P., for approval to subdivide a tract of land to establish Culebra Commons Phase 1 Subdivision, generally located northeast of the intersection of Culebra Road and Loop 1604. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)
3. [17-1777](#) 160318: Request by Daniel Hill, 242 Cresta Bella GP, LLC., for approval to replat a tract of land to establish Cresta Bella Unit 4C Enclave Subdivision, generally located northwest of the intersection of Cresta Avenida and Cresta Bella. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
4. [17-1745](#) 160354: Request by Bradley J. Stein, Forestar (USA) Real Estate Group, for approval to subdivide a tract of land to establish Campanas, Phase 6 (Enclave) Subdivision, generally located West of the intersection of TPC Parkway and Resort Parkway. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
5. [17-1935](#) 160398: Request by Paul Blackburn, Alsbury Crossing, Ltd., for approval to replat and subdivide a tract of land to establish Alsbury Drive Subdivision, generally located southeast of Interstate 10 East and Houston Street. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)

6. [17-2004](#) 160402: Request by Drake Thompson, McMillian Texas Development, LLC, for approval to subdivide a tract of land to establish MTD Bartholomew Subdivision, generally located south of Redland Road and west of Jones-Maltsberger Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210 Martha.Bernal@sanantonio.gov, Development Services Department)
  
7. [17-1775](#) 160602: Request by Amin Guindi Cohen, Galleria Ventures, Ltd., for approval to subdivide a tract of land to establish Pecan Springs Road Extension Subdivision, generally located east of the intersection of IH-10 West and Pecan Springs Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

### Comprehensive Master Plan Amendments

8. [17-1936](#) (Continued from 02/22/17) PLAN AMENDMENT # 17014 (Council District 3): A request by Brown & Ortiz, for approval of a resolution to amend the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low-Density Residential” to “Community Commercial” on 1.6142 acres out of NCB 3819 and NCB 3815 and to “Neighborhood Commercial” on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017049)

9. [17-1989](#) PLAN AMENDMENT # 17022 (Council District 4): A request by Fermin Rajunov for approval of a resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Agribusiness/RIMSE Tier", "Natural Tier", and "Suburban Tier" to "Suburban Tier" on 534.22 acres out of CB 4296, CB 4297, and CB 4298, generally located southwest of the intersection of State Highway 16 and Watson Road. Staff recommends Approval. (Logan Sparrow, Principal Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017070)
10. [17-1787](#) PLAN AMENDMENT # 17025 (Council District 4): A request by Sherfey Engineering Company, LLC for approval of a resolution to amend the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Parks/Open Space" to "Community Commercial" on 18.36 acres out of NCB 15269, located in the 5400 Block of Ray Ellison Boulevard. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017074)
11. [17-1778](#) PLAN AMENDMENT # 17026 (Council District 3): A request by Sara Gerrish for approval of a resolution to amend the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Community Commercial" on 0.83 acres out of NCB 10937, located in the 800 Block of Hot Wells Boulevard. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, Erica.Greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017076)

12. [17-1798](#) PLAN AMENDMENT # 17027 (Council District 4): A request by Russell W. Hild for approval of a resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on 0.386 acres out of NCB 11254 and Lot S 140 FT OF N 160 FT OF 18 and 19, located at 7119 New Laredo Hwy and 3618 SW Military Drive. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017077)
13. [17-1783](#) PLAN AMENDMENT # 17028 (Council District 2): A request by Louis Bernardy for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "Mixed Use" on Lots 8 through 12, Block 12, NCB 1309; Lots 15 through 34, Block 13, NCB 1344, and Lots 13 through 20 and 22 through 25, Block 14, NCB 1328, located at multiple properties generally bounded by Burleson Street to the north, Hays Street to the south, Hudson Street to the west, and North Walters Street to the east. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, Erica.Greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017082)

### Approval of Minutes

14. [17-1951](#) Consideration and Action on Minutes from February 22, 2017

### 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 at the meeting.  
For more information call (210) 207-6044.**

**Interpretes estarán disponibles en la reunión.  
Para mayor informes, favor de llamar (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.**