

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, October 28, 2015**

**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 | Aaron Seaman | Bradley Carson |

### Ex-Officio Members

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

**1:30 - Work Session, Tobin Room**

**2:00 - 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. [15-5246](#) 140164: Request by Raul Rodriguez for approval to replat a tract of land to establish Timber Ridge Unit 15 BSL, generally located north of the intersection of Day Creek Drive and Beauty Oaks. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
2. [15-5543](#) 140287: Request by Bruce C. Peterson, LCWW Partners, for approval of a replat and subdivide a tract of land to establish La Cantera Unit 3D (Enclave) Subdivision, generally located west of La Cantera Parkway, north of Vista Cantera. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
3. [15-5333](#) 140402: Request by Daniel Coindreau for approval to replat a tract of land to establish Coindreau Subdivision, generally located west of the intersection of Babcock Road and Mondean. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
4. [15-5545](#) 140511: Request by Wyatt Truscheit, Idea Public School, for approval to replat a tract of land to establish IDEA Eastside Subdivision, generally located southeast of the intersection of Rio Grande and Hedges. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
5. [15-5566](#) 140557: Request by Spencer Wilson, Gehan Homes, LTD., for approval to subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 4A-1, generally located southwest of the intersection of Tripoli and Arcadia Path. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
6. [15-5327](#) 140559: Request by Natalie Griffith, Habitat for Humanity of San Antonio, Inc., for approval to subdivide a tract of land to establish Hope Village Subdivision, generally located southeast of the intersection of Joe Blanks Street and SW 41st Street. Staff

recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

7. [15-5511](#) 150240: Request by Gordon Hartman, Neighborhood Revitalization Initiative, Ltd., for approval to subdivide a tract of land to establish Northeast Crossing 8C (TIF) Subdivision, generally located northwest of the intersection of Bridle Bend Road and Hibiscus Falls Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
8. [15-5415](#) 150255: Request by Charles Marsh, Pulte Homes of Texas, LP, for approval to subdivide a tract of land to establish Alamo Ranch Unit 49C Ph1 PUD, generally located southwest of the intersection of Alamo Ranch Parkway and Del Webb Boulevard. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

### Comprehensive Master Plan Amendments

9. [15-5347](#) PLAN AMENDMENT # 15089 (Council District 9): A request by Kaufmann & Killen, Inc., 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 7.465 acres out of NCB 15671 located in the 1900 Block of East Sonterra Boulevard from "Regional Center" to "Mixed Use Center." Staff recommends Approval. (Mary Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)
10. [15-5412](#) PLAN AMENDMENT 15090 (Council District 6): A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 1.387 acres of land being out of NCB 17636 located in the 7400 Block of West Loop 1604 North from "High Density Residential" to "Regional Commercial." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)

11. [15-5369](#) PLAN AMENDMENT # 15091 (Council District 6): A request by Pulman, Cappuccio, Pullen, Benson & Jones, LLP (Buck Benson), for approval of a resolution to amend the future land use plan contained in the West/Souhwest Sector a component of the Comprehensive Master Plan of the City, by changing the future land use of 7.08 acres of land out of NCB 18050 and NCB18049 generally located at 7386 and 7416 Grissom Road from "Suburban Tier" to "Specialized Center." Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov) Development Services Department)
  
12. [15-5550](#) PLAN AMENDMENT # 15092 (Council District 7): A request by Brown & Ortiz, P.C. (c/o James B. Griffin), for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 7.30 acres of land being out of NCB 15054 located at 5820 Northwest Loop 410 from "Civic Center" to "General Urban Tier." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, [shepard.beamon@sanantonio.gov](mailto:shepard.beamon@sanantonio.gov) Development Services Department)
  
13. [15-5370](#) PLAN AMENDMENT # 16001 (Council District 4): A request by Joseph Alex Salas, 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, with a text amendment to create a "Heavy Industrial" land use category with a corresponding amendment to include an "I-2" Heavy Industrial zoning district and by changing the future land use classification of approximately 89.816 acres of land out of NCB 18045 located at 8189 Nelson Road from "Agricultural" to "Heavy Industrial." Staff recommends Approval. (Mary Gonzales, Planner (210) 207-5550, [mary.moralez-gonzales@sanantonio.gov](mailto:mary.moralez-gonzales@sanantonio.gov), Development Services Department)

#### Other Items

14. [15-5583](#) A Resolution recommending approval of an Interlocal Agreement with the City of Windcrest [John M. Dugan, Director of the Department of Planning and Community Development].

15. [15-5542](#) Consideration and recommendation of amendments to the Chapter 35 of the Municipal Code, the Unified Development Code, affecting all Articles, Appendices, and adding a new Appendix. These amendments are part of the 2015 UDC 5-year update program. (Tony Felts, Senior Planner, (210) 207-8214, [tony.felts@sanantonio.gov](mailto:tony.felts@sanantonio.gov), Development Services Department)

### Approval of Minutes

16. [15-5639](#) Consideration and Action on Minutes from October 14, 2015

### 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).**