

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, January 14, 2015

2:00 PM

1901 S. Alamo

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

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

Roll Call

15-1937 Minutes - Approved on January 28, 2015

Citizens to be Heard

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. [14-3518](#) 130150: Request by Fred Ghavidel, for approval to replat and subdivide a tract of land to establish Kallison Ranch Unit 7 Subdivision, generally located northeast of the intersection of Kallison Bend and Kallison Pass. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

2. [14-3519](#) 130371: Request by Jeremy Flach, for approval to subdivide a tract of land to establish Talise de Culebra Units 3B & 3C Subdivision, generally located east of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

3. [14-3520](#) 130509: Request by Arnoldo Salinas, for approval to subdivide a tract of land to establish Evans Road High School Subdivision, generally located north of Nacogdoches Road west of Evans Road. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

4. [14-3521](#) 140235: Request by Mehrdad Moayedi, for approval to subdivide a tract of land to establish Arcadia Ridge Offsite Sanitary Sewer Subdivision, generally located southeast of the intersection of Potranco Road and Texas Research Parkway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

5. [15-1014](#) 140236: Request by Mehrdad Moayedi, for approval to subdivide and establish Arcadia Ridge Collector Ph II Subdivision, generally located south of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Luz Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

6. [14-3522](#) 140328: Request by Charles Marsh, for approval to subdivide a tract of land to establish Arcadia Ridge Phase I, Unit 5B-1 Subdivision, generally located west of the extension of Tripoli and Arcadia Path. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

7. [14-3523](#) 140386: Request by Herbert J. III and Linda Schattenberg, for approval to replat a tract of land to establish Schattenberg Ranch Subdivision, generally located southeast of the intersection of Cielo Vista and Vista Verde. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

8. [15-1021](#) 140443: Request by San Antonio Medical Foundation, for approval to replat and subdivide a tract of land to establish Clarity Child Guidance Center Subdivision, generally located northwest of the intersection of Sid Katz Drive and Tom Slick Drive. Staff recommends Approval. (Luz M. Gonzales, Planner, (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

9. [14-3524](#) 150014: Request by Jose Arteaga, for approval to replat a tract of land to establish Arteaga Marquez Subdivision, generally located at the intersection of Anacacho Road and Santa Gertrudis Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

10. [14-3551](#) 150043: Request by Heinz Huhn, for approval of a replat a tract of land to establish Inverness Unit-1 PUD Subdivision, generally located at the intersection of Inverness Boulevard and Turnberry Way. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Planned Unit Development

11. [15-1022](#) 14-00005: (Continued from November 12, 2014) Request by Scattered Oaks Development, for approval to establish the Scattered Oaks Unit 3 Planned Unit Development Subdivision, generally located south of Scattered Oaks Drive, west of Jones-Maltsberger Road. Staff recommends Approval. (Luz M. Gonzales, Planner (210) 207-7898, luz.gonzales@sanantonio.gov, Development Services Department)

Street Name Change(s)

12. [14-3462](#) S15-002: (Continued from December 17, 2014) A resolution recommending approval of a street name change request to change the name of “Old Hwy 90” to “Enrique M Barrera Pkwy” between U.S. Hwy 90 and Commerce Street. (Donna Camacho, Senior Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Land Transaction(s)

13. [15-1013](#) S. P. 1823: Consideration of a Joint Use Agreement to use 0.019 of an acre tract of land (812 square feet) of an 80 foot-wide drainage easement Public Right of Way, located at 2930 MacArthur View, as requested by Gates Realty LLC. Staff recommends Approval. (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Office of EastPoint and Real Estate Services)
14. [14-3473](#) S.P. 1835: Consideration of a Resolution supporting and recommending City Council approve a request by SAWS to close, vacate and abandon an unimproved public right-of-way (cul-de-sac of Capital Port Drive) within NCB 14848 as part of its development of its North Side Service Center. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, EastPoint & Real Estate Services Office)

Variance(s)

15. [15-1012](#) TPV-15-02: Request by Kara Heasley, Vickrey & Associates on behalf of Joe Hernandez, KB Home Lone Star, Inc. for the Oaks at Fox Grove, Units 1 and 2 approval of a variance request from the Unified Development Code 35-523 (h), “Heritage trees shall be preserved at one hundred (100) percent within both the 100-year floodplains and environmentally sensitive areas.” Mitigation for The Oaks at Fox Grove, Units 1 and 2, will be met with excess preservation in the floodplain. The minimum preservation for significant trees in the floodplain is 80%. A total of 96% of the significant trees in the floodplain will be preserved to mitigate for the removal of 4 heritage trees. (Mark Bird, City Arborist, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendment(s)

16. [15-1008](#) PA 15008: A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 1.03 acres of land in NCB 11687 generally located at 5100 block of West Avenue from “Community Commercial” to “Light Industrial” land use, in City Council District 1. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)
17. [15-1010](#) PA 15009: A request by Jose Alfred Cubillos, 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 0.215 acres of land out of NCB 674 located 1222 Hackberry Street from Medium Density Residential land use to Community Commercial land use, in City Council District 2. Staff recommends approval. (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Department of Development Services)
18. [15-1011](#) PA 15010: A request by Brown and Ortiz, P.C., 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 0.706 acres of land out of Block 20, NCB 1611 and Block 27, NCB 1610 located 1332 South New Braunfels Street from Medium Density Residential land use to Community Commercial land use, in City Council District 2. Staff recommends approval. (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov, Department of Development Services)

Director's Report**Adjournment****Executive Session**

At any time during the Building-related and Fire Codes Appeals and Advisory Board meeting, the Board may meet in executive session for consultation concerning (Attorney Client) matters under Chapter 551 of the Texas Government Code.

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).

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

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