

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, January 28, 2015

2:00 PM

1901 S. Alamo

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

Orlando Salazar, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment |
Rey Saldana, 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

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. [15-1129](#) 130187: Request by Lloyd Tausch, London Street Land & Homes LLC. for approval to subdivide a tract of land to establish Lone Oak Crossing Subdivision, generally located west of the intersection of Highway 90 and Grosenbacher Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

2. [15-1228](#) 130345: Request by Charles Marsh / Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Vista Bella Unit 2A Enclave Subdivision, generally located at the intersection of Vista Bella and Vista Serna. Staff recommends Approval. Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department.

3. [15-1216](#) 140122: Request by Robert W. Witte, HT Stone Oak Land L.P., for approval to subdivide a tract of land to establish Coronado Subdivision Unit 1 Enclave Subdivision, generally located north of Stone Oak Parkway, west of U.S. Highway 281. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

4. [15-1236](#) 140204: Request by Gordon Hartman, Neighborhood Revitalization Initiative, LTD., for approval to replat a tract of land to establish Northeast Crossing Unit 8A, PH 2 (T.I.F). The site is located southeast of the intersection of Eisenhower Road and Midcrown Drive. Staff recommends Approval. Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department

5. [15-1160](#) 140331: Request by Jim Rado, Weekley Homes, L.L.C., for approval to replat a tract of land to establish N St Marys and E Locust St IDZ Subdivision, generally located northeast of the intersection of North Saint Mary's Street and East Locust Street. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

6. [15-1180](#) 140338: Request by Jim Rado, Classic Neighborhood Development, for approval to subdivide a tract of land to establish Oak Motor Lodge I.D.Z Subdivision, generally located northwest of the intersection of N. Pine Street and Brackenridge Avenue. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

7. [15-1189](#) 140366: Request by Joseph Hernandez, K.B. Home for approval to subdivide a tract of land to establish Falcon Landing Unit 2 Subdivision, generally located west of the intersection of Culebra Road and Little Geronimo. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

8. [15-1176](#) 140410: Request by Charles Marsh, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Champions Park U4C Subdivision, generally located south of the intersection of Pink Star and Night Star. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

9. [15-1190](#) 140416: Request by Robert A. Buckholdt, for approval to replat a tract of land to establish Buckholdt Estate. The site is located east of Bandera Road, south of Bresnahan Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

10. [15-1121](#) 150018: Request by Chris Cox, Legacy Trails Development Joint Venture for approval to subdivide a tract of land to establish Legacy II at Hwy 151 and Potranco Subdivision, generally located at the southeast corner of State Highway 151 and Hunt Lane. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

11. [15-1265](#) 130208: Request by Don Leonard, Coker United Methodist Church, for approval of a vacate, resubdivision and subdivision of a tract of land to establish Coker United Methodist Church Subdivision, generally located east of the intersection of West Avenue and Wurzbach Parkway. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Street Name Changes

12. [15-1046](#) S15-003 A resolution recommending approval for a Memorial Designation of Military Drive at the entrance of Warren High School to “Spc Dane Balcon Way” between Hunt Lane and Sequoia Height. (Donna Camacho, Senior Planner, (210) 207-5016 donna.camacho@sanantonio.gov, Development Services Department)

Land Transactions

13. [15-1080](#) A. A resolution to declare as surplus a vacant 0.160 acre tract of City owned land located at Teresa Street and IH 35 S and described as the remaining portion of Lots 13 and 14, Block 1, NCB 6673 and remaining portion of Lot 12, Block 8, NCB 2838 in Council District 5 and authorizing its sale to JMB SA Properties, LLC for a total of \$69,870.00.
- B. A resolution to close, vacate and abandon 0.055 acres of Rochambeau Street Public Right of Way, located adjacent to NCB 2838, in Council District 5, as requested by JMB SA Properties, LLC for a fee of \$16,200.00. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, EastPoint & Real Estate Services Office)

Comprehensive Master Plan Amendments

14. [15-1191](#) PA 15011: A request by Gerald Arredondo, 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 0.2754 acres of land being Lots 11 and 12, Block 119, in NCB 8849, located at 1603 and 1607 West Hermosa Street, from “Low Density Residential” to “Community Commercial”. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

15. [15-1192](#) PA 15012: A request by Sandalwood LLC, for approval of a resolution to amend the future land use plan contained in the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.2521 acres of land being Lot 5, Block 22 in NCB 537, located at 422 Hays Street, from “Low Density Residential” to “Low Density Mixed Use”. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

16. [15-1193](#) PA 15014: A request by Daniel Martinez, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 3.004 acres of land being Lots P-8H and P-8F in NCB 18226, located at 11000 block of I-10 East, from “Urban Living” to “Community Commercial”. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

17. [15-1194](#) PA 15015: A request by Tesla Motors, for approval of a resolution to amend the North Sector Plan land use classification from “Mixed Use Center” to “Regional Center” on approximately 5 acres out of NCB 15671. Generally located on the east side of US Highway 281, between East Sonterra Boulevard and Loop 1604 (2106 East Sonterra Boulevard and 2103 North Loop 1604 East). Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Approval of Minutes

18. 15-2336 Approved minutes

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).