

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, July 8, 2015

2:00 PM

1901 S. Alamo

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 Shaw III, Chair Zoning Commission | Andrew Ozuna, 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. [15-3907](#) 130578: Request by Robert Salamone, for approval to subdivide a tract of land to establish Crestway Residential Subdivision, generally located northwest of the intersection of Kitty Hawk Road and Miller Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

2. [15-3773](#) 140262: Request by George A. Field III, Potranco 2013 Land, LTD, for approval to subdivide a tract of land to establish Stevens Ranch POD 3A Subdivision, generally located northeast of the intersection of Steven Parkway and Potranco Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

3. [15-3919](#) 140459: Request by Naty Saidoff, Capital Foresight, LP., for approval to subdivide a tract of land to establish Bulverde Rd. At Roseheart Subdivision, generally located at the northeast corner of Bulverde Road and Roseheart. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

4. [15-3818](#) 140519: Request by Juan Hernandez, for approval to replat and subdivide a tract of land to establish J. Hernandez Subdivision, generally located at the intersection of West Petaluma Boulevard and Escalon Avenue. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

5. [15-3918](#) 140550: Request by Lloyd A. Denton Jr., Shavano Rogers Ranch North No. 3, LTD., for approval of a plat to subdivide a tract of land to establish Rogers Ranch, Unit-P8 & P9 (PUD) Subdivision, generally located northwest of the intersection of Salado Canyon Drive and Canoe Brook Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

6. [15-3830](#) 150118: Request by Joseph Eaton, 307 Westover Partners, Ltd., for approval to replat a tract of land to establish Westover 1 Subdivision, generally located northwest of the intersection of Rogers Road and Military Drive West. Staff recommends Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

7. [15-3917](#) 150215: Request by Richard Baker, RWB Properties, Ltd., for approval to subdivide a tract of land to establish RWB Properties Subdivision, generally located on the southeast corner of F.M. Loop 1604 and U.S. Interstate 37 South. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

8. [15-3914](#) 150332: Request by Leo Gomez, Brooks Development Authority, for approval of to subdivide a tract of land to establish BCB Unit 16 Hotel Subdivision, generally located southeast of the intersection of South New Braunfels Avenue and Southeast Military Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

9. [15-3843](#) 150372: Request by Wade Hayden, for approval to replat a tract of land to establish Northcrest Hills Unit 1-BSL Subdivision, generally located east of the intersection of Blanco Road and Cornwall Drive. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Alternative Pedestrian Plan(s)

10. [15-3743](#) APP 15-00001: Request by John K. Pierret, Forestar (USA) Real Estate Group, for approval of a pedestrian plan to establish Cibolo Canyons Pedestrian Plan, generally located east of the intersection of TPC Parkway and Bulverde Road Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Variance(s)

11. [15-3995](#) Tree Preservation Variance Request TPV#15-007 Request by Mr. George Weron, KFW Engineers on behalf of Mr. Gordon V. Hartman, Velma Development, LLC. for Summerhill MDP Floodplain Improvements for approval of a variance request from the Unified Development Code 35-523 (h) to remove the only existing 33 inch heritage mesquite tree within the floodplain, 33 inches of required tree mitigation will be met by planting 40 inches on the adjacent site to meet overall tree mitigation requirements. Project is proposed within the FEMA floodplain and located approximately 1/4 mile Southeast of the intersection of Loop 1604 and N. Graytown Rd. Staff recommends Approval. (Justin R. Krobot, Assistant City Arborist, (210)207-6042, justin.krobot@sanantonio.gov, Development Services, Land Development – Tree Preservation Division).

Comprehensive Master Plan Amendment(s)

12. [15-3925](#) (Continued from 06/24/15) PA 15055: A request by TIHC Corp, 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 0.180 acres of land being a portion of Lot 17, NCB 568, located at 532 Dawson Street and 417 North Mesquite Street, from “Low Density Residential” to “Low Density Mixed Use”. Staff recommends Approval . (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)
13. [15-3844](#) PA 15059: A request by Thomas Flores, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.826 acres out of NCB 7582 located at 218 Betty Jean from “Low Density Residential” to "Community Commercial". Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

14. [15-3977](#) PA 15060: A request by Joel Castillo, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.1036 acres of land being Lot S IRR 44 FT of 25 and 26 in NCB 1989 located at 2327 North Zarzamora from “Neighborhood Commercial” to “Community Commercial”. Staff recommends denial. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Other Item(s)

15. [15-3979](#) Briefing on the status of the City’s SA Tomorrow Comprehensive Plan. (Rudy Nino, (210) 207-8389, Department of Planning & Community Development)

Approval of Minutes

16. [15-4003](#) Consideration and Action on minutes from June 24, 2015 Meeting

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).