

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, August 26, 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, 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. [15-4582](#) 130647: Request by Rene Castillo, Maria Investments LTD., for approval to subdivide a tract of land to establish Escondido Estates Unit 1 Subdivision, generally located southwest of the intersection of Jett Road and Loop 1604. Staff recommendation is Pending. (Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

2. [15-4553](#) 140136: Request by Lloyd Verstuyft, Southwest I.S.D., for approval to subdivide a tract of land to establish SWISD Legacy Subdivision, generally located east of the intersection of Somerset Road and Fischer Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

3. [15-4426](#) 140407: Request by Jeff Kauerz, AutoZone Parts, Inc., for approval to replat a tract of land to establish AutoZone – DeZavala Subdivision, generally located west of the intersection DeZavala Road and Silicon. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

4. [15-4621](#) 150007: Request by Jim Rado, Weekley Homes, LLC., for approval to replat a tract of land to establish Weekley 281 at Bulverde Road U-1 Subdivision, generally located on the southwest of Bulverde road and US Highway 281. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)

5. [15-4386](#) 150072: Request by Ian Cude, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Savannah Subdivision Unit 10, generally located west of the intersection of Galm Road and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

6. [15-4437](#) 150137: Request by Michael Devine, IBEW Local 60, for approval to subdivide a tract of land to establish I.B.E.W. O'Connor 1604 Subdivision, generally located west of the intersection of F.M. Loop 1604 and O'Connor Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

7. [15-4429](#) 150203: Request by BBD 135, LLC., Robert Gajeske, for approval to replat and subdivide a tract of land to establish Gajeske Commercial Subdivision, generally located southwest of the intersection of Interstate Hwy 35 and Crosswinds Way Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

8. [15-4536](#) 150250: Request by Joe C. Hernandez, KB Home Lone Star, INC., for approval to subdivide a tract of land to establish Miller Ranch Unit 6C, generally located northwest of the intersection of Forster Road and IH-10. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

9. [15-4384](#) 150304: Request by Chesley I. Swann III, Milestone Potranco Development LTD., for approval to subdivide a tract of land to establish Seale Subdivision Unit 8, generally located north of the intersection of Garnet Sunset and Camp Light Way. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

10. [15-4597](#) 150333: Request by Harry Ben Adams IV, McCombs Enterprises, for approval to subdivide a tract of land and establish Redwest Commercial Subdivision, generally located Southwest of the intersection of SW Loop 410 Highway and Old Pearsall Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

11. [15-4418](#) 150362: Request by Fred Gans, CRS Cotton Tail, LLC, for approval of a replat to subdivide a tract of land to establish Cotton Tail Lane Subdivision, generally located northwest of the intersection of Loop 1604 and Babcock Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

12. [15-4587](#) PLAN AMENDMENT # 15068 (Council District 10/ETJ): A request by Brown & Ortiz, P.C. (c/o James McKnight), 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 35.739 acres out of Lot 2 Block 3, County Block 4864 generally located at 27161 North US Highway 281 from “Suburban Tier” to “General Urban Tier”. Staff recommendation is pending. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department).
13. [15-4434](#) PLAN AMENDMENT # 15072 (Council District 10): A request by Kaufman & 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 approximately 156.138 acres of land out of NCB 17728 and NCB 34964 generally located at the 18400 Block of Judson Road from “Mixed Use Center” to “Specialized Center”. Staff recommends Approval. (Mary Morales-Gonzales, Planner (210) 207-5550, mary.morales-gonzales@sanantonio.gov, Development Services Department)

14. [15-4595](#) PLAN AMENDMENT # 15073 (Council District 2): A request by Don Shin, for approval of a resolution to amend the future land use plan contained in the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.2032 acres of land out of NCB 1264 located at 630 East Carson Street from “Low Density Residential” to “High Density Residential”. Staff recommends Denial. (Logan Sparrow, Senior Planner (210) 207-8691, logan.sparrow@sanantonio.gov , Development Services Department)
15. [15-4588](#) PLAN AMENDMENT # 15074 (Council District 4): A request by Green Property Developments LLC, (c/o Robert Green), 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 approximately 5.026 acres of land out of NCB 15910 generally located at 9823 Marbach Road from “Suburban Tier” to "Mixed Use Center" and to include “C-3” General Commercial District as a related zoning district for the “Mixed Use Center” land use classification. Staff recommends Approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department).
16. [15-4441](#) PLAN AMENDMENT # 15075 (Council District 7): A request by Brown & Ortiz, PC (c/o James McKnight), for approval of a resolution to amend the future land use plan contained in the Huebner/Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of one (1) acre out of Lots P-26B, P-26, P-27, P-27A, NCB 17971 located at 7719 Eckhert Road from "Neighborhood Commercial" to "Community Commercial". Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)

Other Items

17. [15-4655](#) Reconsideration of a portion of Item 29 from the August 12, 2015, Planning Commission Agenda related to proposed Unified Development Code (UDC) amendments submitted by an Individual or Public/Private Organization in accordance with Section 35-111 of the UDC for editing, clarification, or rule interpretation. (Melissa Ramirez, Policy Administrator, (210) 207-7038, melissa.ramirez@sanantonio.gov and Tony Felts, Senior Planner, (210) 207-8214, tony.felts@sanantonio.gov, Development Services Department)

Approval of Minutes

18. [15-4665](#) Consideration and Action on Minutes from August 12, 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).