

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, August 12, 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

Briefing on the voluntary annexation of 36.123 acres located at 5710 E. Evans Road (Sofia Lopez, Senior Planner, Department of Planning and Community Development)

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.

Annual Operating and Capital Budget

1. [15-4365](#) Public hearing, briefing and consideration of the City of San Antonio's FY 2016 Proposed Annual Operating and Capital Budget. (Presented by Maria Villagomez, Director, Office of Management & Budget and Mike Frisbie, Director, Transportation & Capital Improvements Department)

Planned Unit Development

2. [15-4368](#) 13-00013.01: Request by Alan Hulme, as authorized agent for Global Evangelism, Inc., for approval to amend Cornerstone N.W. Military Subdivision, PUD, generally located northeast of the intersection of N.W. Military Drive and Calle Del Oro. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Plats

3. [15-4264](#) 140286: Request by Alan F. Scott, 242 Cresta Bella GP, LLC, for approval to subdivide a tract of land to establish Cresta Bella Unit 7A Enclave Subdivision, generally located east of the intersection of Bella Cloud and Cresta Bulivar. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
4. [15-4190](#) 140463: Request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB-Kennedy Hill (TIF) Subdivision, generally located southeast of Military Drive and Old Corpus Christi Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
5. [15-4302](#) 140495: Request by Alan F. Scott, 242 Cresta Bella, Ltd., for approval to subdivide a tract of land to establish Cresta Bella Unit 9A Enclave Subdivision, generally located southwest of intersection of Interstate Hwy 10 and Cresta Bella Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

6. [15-4338](#) 140534: Request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Savannah Subdivision Unit 1A, generally located northeast of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

7. [15-4271](#) 140535: Request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Savannah Subdivision Unit 1B Subdivision, generally located west of the intersection of Addison Ridge and Ranch Bend. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

8. [15-4251](#) 140552: Request by William G. Jones, 281 Overlook Parkway Partners, L.P., for approval to subdivide a tract of land to establish Overlook Town Center Subdivision Unit 1, generally located on the southeast of Bulverde and US Highway 281. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

9. [15-4325](#) 150041: Request by Steve Saxon, SLF IV / Legacy NWSA, L.P., A Limited Texas Partnership, for approval to subdivide a tract of land to establish Ansley at Overlook Subdivision, generally located north of the intersection of Babcock Road and De Zavala Road. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

10. [15-4214](#) 150050: Request by Gordon V. Hartman, Neighborhood Revitalization Initiative, Ltd., for approval to replat and subdivide a tract of land to establish Northeast Crossing Unit 15 (TIF) Subdivision, generally located southeast of the intersection of Woodlake Parkway and Wisteria Hill. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).

11. [15-4314](#) 150074: Request by Ian Cude, Continental Homes of Texas, L.P., for approval to vacate and subdivide a tract of land to establish Savannah Subdivision Unit 5, generally located northeast of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

12. [15-4333](#) 150075: Request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Savannah Subdivision Unit 5A, generally located northeast of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

13. [15-4189](#) 150101: Request by Gary Runner, David Weekley Homes, for approval to replat a tract of land to establish East Courtland Place (IDZ) Subdivision, generally located northwest of the intersection of East Courtland Place and McCullough Avenue. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

14. [15-4345](#) 150167: Request by David Robertson, R3 Developments, LLC, for approval to replat a tract of land to establish Clay Street Townhomes IDZ Subdivision, generally located southeast of the intersection of South Flores Street and Clay Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

15. [15-4399](#) 150174: Request by Jay Hanna, HM Leonard Development, LP, for approval to subdivide a tract of land to establish Balcones Creek Ranch Unit 7, Enclave Subdivision, generally located northwest of the intersection of Victoria Road and Saxet Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

16. [15-4248](#) 150193: Request by Scott Teeter, Lennar Homes, for approval to replat and subdivide a tract of land to establish Marbach Village Unit 3 Subdivision, generally located on the southwest of Marbach Road and Ellison Drive. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
17. [15-4332](#) 150298: Request by Ed Hinojosa, San Antonio Housing Authority and Wyatt Truscheit, IDEA Public Schools, for approval to vacate a tract of land known as Springview Unit 3 Phase III Subdivision (Plat no. 010402), generally located northeast of the intersection of Martin Luther King Drive and South Rio Grande Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
18. [15-4225](#) 150306: Request by Anant Patel, Chakshu LLC., for approval to subdivide a tract of land to establish Chakshu Subdivision, generally located at the southwest corner of Guilbeau Road and Brickwood. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
19. [15-4280](#) 150334: Request by Lloyd A. Denton Jr., Rogers 1604 Commercial, LTD., and Matthew Hagee, Global Evangelism, INC., for approval to replat and subdivide a tract of land to establish Cornerstone NW Military Campus (PUD) Subdivision, generally located northeast of the intersection of Northwest Military Drive and Calle Del Oro. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Variance

20. [15-4398](#) Tree Preservation Variance Request TPV#15-005 Request by Mr. Hugo Cabrera, CP&Y Inc. on behalf of San Antonio Water System for San Antonio River Outfall (SARO) Project 2B for approval of a variance request from the Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas.” The proposed 16,550 linear feet alignment of the 2B portion of the 48-inch sanitary sewer line for the San Antonio River Outfall project is unable to meet the minimum preservation requirements. The total required 152 inches of mitigation are to be met by a payment into the Tree Mitigation Fund in the amount of \$30,400. Proposed project alignment starts at SAWS Salado Creek Water Recycling Center and ends at intersection of Old Corpus Christi Rd and Henderson Court. 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 Amendments

21. [15-4259](#) (Continued from 7/22/2015) PA15060 (Council District 7): 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)

22. [15-4260](#) (Continued from 07/22/15) PA 15061 (Council District 8): 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 Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately Lot 11, Block 1, NCB 14701 located at 5949 Babcock Road from “Neighborhood Commercial” to “Community Commercial”. Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)
23. [15-4261](#) (Continued from 07/22/15) PA 15063 (Council District 8): A request by Ryan Schuchart, for approval of a resolution to amend the future land use plan contained in the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately Lot E 334.5 ft of 10, Block 1, NCB 14701 located in the 5900 Block of Babcock Road from “Neighborhood Commercial” to “Community Commercial”. Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)
24. [15-4215](#) PA 15049 (Council District NA/ETJ): A request by Brown & Ortiz, P.C. (c/o Daniel Ortiz), 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 36.123 acres out of Lot 10, NCB 4915 generally located at the 5710 Block of East Evans Road from “Country Tier” to “Suburban Tier”. Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

25. [15-4216](#) PA 15062 (Council District 1): A request by Jesse Sepulveda, 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 approximately being of Lot S IRR 92.7 ft of 11 and 12, Block 139, NCB 8814 located at 1807 West Wildwood Drive from “Urban Low Density Residential” to "Community Commercial". Staff recommends Denial with an Alternate recommendation. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)
26. [15-4217](#) PA 15070 (Council District NA/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 9.164 acres out of Lot 2, NCB 4862 located at 26624 Bulverde Road from “Country Tier” to "Suburban Tier". Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)
27. [15-4336](#) PA 15076 (Council District 2): A request by Jose Villagomez, 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 0.459 acres of land being Lot 6, 7, 8, Block 25, NCB 507 located at 403 and 409 Sherman Street, and 1210 North Hackberry Street from “Medium Density Residential” to “High Density Residential”. Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

28. [15-4238](#) PA 15071 (Council District 3): A request by Brown and Ortiz, for approval of a resolution to amend the future land use plan contained in the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 283.27 acres of land out of NCB 4006, located at 16700 Block of South US HWY 281, from “County Tier” to “Suburban Tier”. Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)

Other Items

29. [15-4153](#) Consideration of 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)
30. [15-4431](#) Public Hearing and consideration of a resolution for the voluntary annexation of approximately 36.123 acres on County Block 4915 located at 5710 E. Evans Road, adjacent to the City of San Antonio City limits, in north-central Bexar County. Staff recommends approval. [Sofia Lopez, Senior Planner, Department of Planning and Community Development, sofia.lopez@sanantonio.gov, (210) 207-0268]

Approval of Minutes

31. [15-4366](#) Consideration and Action on Minutes from July 22, 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).