

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, September 23, 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

1. [15-4914](#) Briefing of the proposed Limited Purpose Annexation of the IH-10 West area, related sector plan amendments, and non-annexation development agreements. [John M. Dugan, Director of the 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.

Plats

2. [15-5022](#) 140008: Request by Lloyd A. Denton, Jr., S.A. Kinder Ranch Unit-10, Inc., for approval to subdivide a tract of land to establish Kinder Northeast, Unit 10, PUD Subdivision, generally located north of the intersection of Prospect Creek and Lindaver Lane. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)

3. [15-5055](#) 140560: Request by Joseph Hernandez, K.B. Home Lone Star, Inc., for approval to subdivide a tract of land to establish Sawyer Meadows Unit 5 Subdivision, generally located southwest of the intersection of Forecast Drive and Sawyer Valley. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

4. [15-4887](#) 150091: Request by Sonia M. Monaghan, for approval to replat a tract of land to establish Garden Acres Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

5. [15-4841](#) 150211: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to replat a tract of land to establish Castle Hills Unit 2, Enclave Subdivision, generally located northwest of the intersection of West Avenue and Anchor Drive. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

6. [15-4842](#) 150307: Request by Ed Trevino, Home Sweet Home Boerne, for approval to replat a tract of land to establish Forest Crest Subdivision, generally located west of the intersection of Great Navajo and Tejas Trail East. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Appeal(s)

7. [15-4879](#) Certificate of Determination Appeal 15-192: Request by Rosa Santos for approval of a Certificate of Determination, generally located east of Shady Falls and southwest of Old Corpus Christi Road. Staff recommends Denial. (Donna Camacho, Sr. Planner, (210) 207-5016, donna.camacho@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendment(s)

8. [15-4856](#) PLAN AMENDMENT # 15079 (Council District 7) : A request by Rohan Ladduwahetti, 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 1.975 acres of land out of NCB 17946 located at 8750 Bandera Road from “Medium Density Residential” to “Community Commercial”. Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department) (Associated Zoning Case # Z2015285)
9. [15-4858](#) (WITHDRAWN) PLAN AMENDMENT # 15080 (Council District 7) : A request by Abiel R. Hinojosa, 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 1.856 acres of land in Lot P-33 out of NCB 17946 located at 8151 Eckhert Road from “Office” to “Mixed Use”. Staff recommendation Pending. (Associated Zoning Case # Z2015283)
10. [15-5015](#) PLAN AMENDMENT # 15081 (Council District 10): A request by Kaufman & Killen, Inc. for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.516 acres of land out of NCB 11928 generally located at 7701 Broadway Street from “High Density Residential” to “Community Commercial”. Staff recommends approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

Other Item(s)

11. [15-5020](#) Request to reschedule Planning Commission meetings of November 11, 2015, November 25, 2015, December 9, 2015 and December 23, 2015. Staff recommends Approval. (Michael Dice, Planning Manager, Development Services Department, michael.dice@sanantonio.gov (210) 207-5889)

Executive Session

12. [15-5014](#) At any time during the meeting, the Planning Commission may meet in executive session to discuss legal issues relating to Cibolo Creek Ranch, Ltd. v. City of San Antonio, et al, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

Approval of Minutes

13. [15-5114](#) Consideration and Action on Minutes from September 9, 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).