

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, January 27, 2016**

**2:00 PM**

**1901 S. Alamo**

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### 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 | Jason Koehne | Bradley Carson |

### Ex-Officio Members

William Shaw, Chair Zoning Commission | Mary Rogers, 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.*

**Plat(s)**

1.     [16-1238](#)     150190: Request by Barbara Sico, STMS Dezavala Land, Ltd. for approval to subdivide a tract of land to establish The Storage Box-Dezavala Subdivision, generally located north of the intersection of Babcock Road and Sunset Haven. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
  
2.     [16-1190](#)     150301: Request by Ian Cude, Continental Homes of Texas, L.P., for approval to vacate and resubdivide a tract of land known as Kallison Ranch Unit 24 Subdivision (Plat no. 070251) to establish Valley Ranch Unit 4A, generally located southeast of the intersection of Ranch View and Rodeo Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
3.     [16-1235](#)     150465: Request by Ian Cude, Chtex of Texas, Inc., for approval to replat and subdivide a tract of land to establish Fallbrook Unit 1C Enclave Subdivision, generally located on the northwest corner of Millstone Cove and Oleander Chase. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
  
4.     [16-1296](#)     150471: Request by Brian Otto, Meritage Homes of Texas, LLC., for approval to subdivide a tract of land to establish Northchase Subdivision Unit 2, generally located west of Northchase and Tezel Road. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

5.     [16-1214](#)     150531: Request by Elba Junco Mendez, Winthrop Downs / Links Green, Inc., for approval to replat and subdivide a tract of land to establish The Chateaux at The Dominion P.U.D. Lot 71 Subdivision, generally located on the southwest corner of Dominion Drive and Montivillers. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
  
6.     [16-1343](#)     150532: Request by Elba Junco Mendez, Winthrop Downs/Links Green, Inc., for approval to replat and subdivide a tract of land to establish The Chateaux at the Dominion PUD Lot 72 Subdivision, generally located southwest of the intersection of Dominion Drive and Montivillers. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
7.     [16-1189](#)     160091: Request by Juan Bernal and Zanaida Bernal, for approval to replat a tract of land to establish Areli's Subdivision, generally located northeast of the intersection of Zarzamora Road and Gillette Blvd. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Land Transaction(s)**

8.     **15-5835**     PULLED - Consideration of a Resolution supporting a Joint Use Agreement between the City of San Antonio and VIA Metropolitan Transit to place passenger amenities and ADA improvements at thirteen existing bus stops at twelve locations owned, and one location controlled by the City of San Antonio.( Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, Transportation and Capital Improvements)
  
9.     [16-1028](#)     S.P. 1853: A Resolution authorizing the closure, vacation, and abandonment of 15-foot wide unimproved alley located between Kate Schenck and the access road of Interstate Highway 37 adjacent to New City Block 12135 in Council District 3, as requested by David Medrano, in Council District 3. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

10. [16-1283](#) A request by the Parks and Recreation Department for approval of a resolution recommending the acquisition of a 26.02 acre tract of land adjacent to Friesenhahn Park in NCB 17726 in City Council District 10. Staff recommends approval. (Rocky Duque de Estrada, (210) 207-2873, [roque.duquedeestrada@sanantonio.gov](mailto:roque.duquedeestrada@sanantonio.gov), Parks and Recreation Department)
11. [16-1299](#) Consideration of the following resolutions related to intersection improvements at the junction of San Pedro Ave, N Main Ave, Buffalo Run, Navarro, and Camden, a part of the Downtown Streets Reconstruction Project in the 2012-2017 Bond Program:
- A. A resolution recommending approval of the closure, vacation, abandonment and transfer of approximately 0.171 acres of public right of way consisting of portions of Jackson, Buffalo Run, and N Main Ave in NCB 789;
- B. A resolution recommending approval of the granting of an aerial easement for the property described as 0.030 acre tract out of NCB 789, called Parcel II, conveyed to American Payroll Institute Properties Inc. recorded in Volume 8259 Page 1530 of the Official Public Records of Real Property of Bexar County, Texas (Carol Newman, (210) 207-8119, [carol.newman@sanantonio.gov](mailto:carol.newman@sanantonio.gov), Transportation and Capital Improvements).

**Comprehensive Master Plan Amendments(s)**

12. [16-1450](#) (Continued from 01/13/16) PLAN AMENDMENT # 16010 (Council District 9): A request by Kaufman & Killen, Inc. (Ashley Farrimond), 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 10.673 acres of land out of NCB 18218 generally located in the 23000 Block of North U.S. Highway 281 from "Suburban Tier" to "General Urban Tier." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, [shepard.beamon@sanantonio.gov](mailto:shepard.beamon@sanantonio.gov) Development Services Department)

13.     [16-1452](#)     (Continued from 01/13/16) PLAN AMENDMENT # 16014 (Council District 2): A request by Kaufman & Killen (Ashley Farrimond), for approval of a resolution to amend the future land use plan contained in the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 96.23 acres of land out of NCB 12886, located at 1178, 1520, & 1542 SE Loop 410 from "Community Commercial," "Urban Living," "Parks/Open Space" and "Agricultural" to "Industrial." Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov) Development Services Department)
14.     [16-1454](#)     (Continued from 01/13/16) PLAN AMENDMENT # 16017 (Council District 8): A request by Patrick Christensen, 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 2.274 acres of land out of NCB 34725 located at 6912 Camp Bullis Road from "Suburban Tier" to "Mixed Use Center." Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov) Development Services Department)
15.     [16-1233](#)     PLAN AMENDMENT # 16020 (Council District 8): A request by Bexar Metro 9-1-1 Network District, 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 Lot 9, Block 6, NCB 14848, located at 4700 Quarry Run from "Suburban Tier" to "Regional Center." Staff recommends Approval. (Logan Sparrow, Senior Planner (210) 207-8691, [Logan.Sparrow@sanantonio.gov](mailto:Logan.Sparrow@sanantonio.gov) Development Services Department)

16. [16-1367](#) PLAN AMENDMENT # 16021 (Council District 6): A request by Jonathan E. Rightmyer, 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 Lot P-66A, NCB 16115, located at the 6600 Block of Culebra Road from "General Urban Tier" to "Regional Center." Staff recommends Approval. (Mary Morales-Gonzales, Planner (210) 207-5550, MM97255@sanantonio.gov, Development Services Department)
17. [16-1311](#) PLAN AMENDMENT #16022 (Council District 1): A request by Jerry Arredondo, for approval of a resolution to amend the future land use plan contained in the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.3382 acres of land out of NCB 90170 located at 4800 San Pedro Avenue from "Neighborhood Commercial" to "Community Commercial." Staff recommends Denial. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

### Approval of Minutes

18. [16-1399](#) Consideration and Action on Minutes from January 13, 2016

### 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).**