

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, February 10, 2016

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 | 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.

Plats

1. [16-1185](#) 140185: Request by Sadan Pant, VASB Groups, LLC, for approval to replat and subdivide a tract of land to establish Stone Oak Evans SWC Subdivision, generally located northwest of the intersection of Evans Road and Stone Oak Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

2. [16-1571](#) 140279: Request by Gordon V. Hartman, Shaggy Development, L.L.C., for approval to subdivide a tract of land to establish Wortham Oaks, Unit-11 (Enclave) Subdivision, generally located north of the intersection of Carriage Falls and Carriage Cape. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

3. [16-1426](#) 140420: Request by Gordon V. Hartman, Shaggy Development, LLC., for approval of a replat and subdivide a tract of land to establish Wortham Oaks, Unit 5A & 6 Subdivision, generally located northeast of the intersection of Wortham Oaks Blvd. and Carriage Cape. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

4. [16-1413](#) 140474: Request by Gordon V. Hartman, Velma Development, LLC, for approval to subdivide a tract of land to establish Republic Oaks Unit 5 Subdivision, generally located southwest of the intersection of W.W. White Road and Southeast Loop 410. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

5. [16-1442](#) 150051: Request by Gordon V. Hartman, Neighborhood Revitalization Initiative, Ltd., for approval to replat and subdivide a tract of land to establish Northeast Crossing Unit 16A (TIF) Subdivision, generally located southeast of the intersection of Woodlake Parkway and Midcrown Drive East. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

6. [16-1594](#) 150233: Request by Arthur Zuniga, Babcock Road 165, Ltd., for approval to subdivide a tract of land to establish Weston Oaks Subdivision Unit 17, generally located south of Potranco Road and west of Grosenbacher Road. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

7. [16-1603](#) 150241: Request by Yury Sless, Sless Investments, LLC, for approval to replat and subdivide a tract of land to establish West Avenue Office Park, generally located along the northwest corner of West Avenue and Anchor Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

8. [16-1437](#) 150286: Request by Richard Mott, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Valley Ranch Unit 8A Subdivision, generally located northwest of the intersection of Galm Road and F.M. 471. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

9. [16-1602](#) 150312: Request by Chris Mastin, Centex Homes Real Estate Corp., for approval to replat and subdivide a tract of land to establish Reserve of Lost Creek, Unit 3B Phase I, generally located northwest of El Paseo Drive and Ralph Fair Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

10. [16-1518](#) 150382: Request by Joseph C. Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Overlook at Medio Creek Unit 2 Subdivision, generally located southwest of the intersection of Marbach Road and Iron Creek Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

11. [16-1497](#) 150490: Request by Keith Martin, San Antonio Livestock Exposition, Inc., for approval to subdivide a tract of land to establish SA Livestock Exposition, generally located northwest of the intersection of Profit Drive and Corporation. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
12. [16-1514](#) 150544: Request by Mehrdad Moayedi, CADG Lambda 257, LLC, for approval to subdivide a tract of land to establish Texas Research Park Units 3 & 1A Subdivision, generally located southwest of the intersection of Micron Drive and Lambda Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).
13. [16-1622](#) 150553: Request by Mehrdad Moayedi, CADG Lambda 257, LLC, for approval to subdivide a tract of land to establish Texas Research Park Unit 1 Subdivision, generally located south of Lambda Drive and Omicron Drive. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

Time Extension(s)

14. [16-1590](#) 110319: Request by Trey Dawson, Pape-Dawson Engineers, for approval of a three (3) year time extension in accordance with Section 35-430(f)2 of the City of San Antonio's Unified Development code (UDC), for the Stevens Ranch, Unit 3A, generally located east of Stevens Parkway and north of Potranco Road. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Plat Deferral(s)

15. [16-1619](#) 150313: Request to authorize the termination of electric service and revoking building permits pending plat approval and recordation of the Alamo Downs Industrial Subdivision, generally located at the intersection of Culebra Road and Alamo Downs. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Land Transaction(s)

16. [16-1562](#) A request by the Parks and Recreation Department for approval of a resolution to acquire a 41.594 acre tract of land, located on Bluehill Pass in the City of Grey Forest, under the Edwards Aquifer Protection Venue Project to become part of Scenic Canyon natural area. Staff recommends approval. (Sandy Jenkins, Parks Project Manager, (210) 207-2721, sandy.jenkins@sanantonio.gov, Parks and Recreation Department)
17. [16-1532](#) Consideration of the following Resolutions related to installation of VIA Metropolitan Transit improvements on city property:
- A. A Resolution recommending approval of a Joint Use Agreement between the City of San Antonio and VIA Metropolitan Transit to place passenger amenities, including bus shelters, and ADA improvements at thirteen existing bus stops at twelve locations owned, and one location controlled by, the City of San Antonio;
- B. A Resolution recommending approval of a Joint Use Agreement between the City of San Antonio and VIA Metropolitan Transit to place passenger amenities, including bus shelters, and ADA improvements on city owned or controlled property throughout the City of San Antonio, including all 10 city council districts. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Transportation & Capital Improvements)

Comprehensive Master Plan Amendments

18. [16-1451](#) PLAN AMENDMENT # 16024 (Council District 2): A request by Varga Endeavors, LLC, c/o Efraim Varga, 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 7.7104 acres of land out of NCB 678, 7057 and NCB 671, generally located at the intersection of Essex Street and South Cherry Street from "Light Industrial" to "Mixed Use." Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, Mary.Moralez-Gonzales@sanantonio.gov, Development Services Department)

19. [16-1453](#) PLAN AMENDMENT # 16025 (Council District 2): A request by K/T TX Holdings, LLC c/o John Cooley, for approval of a resolution to amend the future land use plan of the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lot 4, 5 and 6, Block 5, NCB 488, located at 1604 North Hackberry Street from "Neighborhood Commercial" to "High Density Residential." Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, Mary.Moralez-Gonzales@sanantonio.gov, Development Services Department)
20. [16-1445](#) PLAN AMENDMENT # 16027 (Council District 2): A request by K/T TX Holdings, LLC c/o John Cooley, 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 1.65 acres out of NCB 531 located at 901 North Pine, 914 North Olive, and 918 and North Olive from "Public/Institutional" and "Low Density Residential" to "Low Density Mixed-Use". Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department)

Approval of Minutes

21. [16-1627](#) Consideration and Action on Minutes from January 27, 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).