

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, March 23, 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.*

**Plats**

1.     [16-2032](#)     140214: Request by William G. Shown, Rio Perla Properties, LP and Cellars Residential, LLC, for approval to replat and subdivide a tract of land to establish Pearl Brewery Development, Unit 6 IDZ Subdivision, generally located northwest of the intersection of Karnes Street and Newell Street. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
2.     [16-2042](#)     140269: Request by John Ripley, Joabert Development Company, for approval to replat and subdivide a tract of land to establish Royal Crest Unit 1 & 2 Subdivision, generally located southwest of the intersection of O'Connor Road and Rees Rise. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
3.     [16-2061](#)     140388: Request by Charles Marsh, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Alamo Ranch Unit 48A, Phase 3, PUD Subdivision, generally located southwest of Hillglen and Paddling Pass. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
  
4.     [16-2208](#)     140487: Request by Robert W. Stanley, Well UTSA Boulevard Property, LLC, for approval to subdivide a tract of land to establish The Well at UTSA Subdivision, generally located east of Interstate Highway 10 and north of UTSA Boulevard. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
5.     [16-2131](#)     140499: Request by Sharon Acker, Empire Land Co., for approval to subdivide a tract of land to establish Empire Land Subdivision, generally located on the northeast intersection of IH Loop 410 and Port Entry Road. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)

6.     [16-2138](#)     150112: Request by Frank Sitterle, Jr., Sitterle Homes, for approval to subdivide a tract of land to establish Kinder Northeast, Unit-5A (PUD) Subdivision, generally located west of the intersection of Kinder Parkway and Kinder Bluff. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
  
7.     [16-2150](#)     150468: Request by Joey Guerra, HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Horizon Pointe Subdivision, Unit 8A Subdivision, generally located northeast of the intersection of Sierra Sunset and N. Foster Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
8.     [16-2072](#)     150494: Request by Antonio Mendez, Old Boerne, LLC, for approval to replat a tract of land to establish Villaret Estates III Subdivision, generally located west of the intersection of West Villaret Boulevard and Rockwell Boulevard. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
  
9.     [16-2037](#)     150580: Request by Mark J. Ewald, for approval to replat a tract of land to establish Timber Ridge Unit 15A BSL Subdivision, generally located north of the intersection of Johnson Grass and Terra Ferna. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, Andrew.martinez2@sanantonio.gov, Development Services Department)
  
10.    [16-2153](#)     160055: Request by Mark Benavides, Benavides Land Developers, LLC, for approval to subdivide a tract of land to establish Hunter's Pond Phase – 6, T.I.F. Subdivision, generally located northwest of the intersection of Catfish Pond Drive and Hunters Pond Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

11.     [16-2139](#)     160089: Request by Steven D. Saxon, Legacy Striker MV, Ltd., for approval to subdivide a tract of land to establish MV Palio MPCD Subdivision, generally located northwest of the intersection of Cable Ranch Road and Highway 151. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

#### Time Extension

12.     [16-2170](#)     130080: Request by Robert F. Barron, Jr., MVSATX Holdings LLC, for approval of a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for the Isola Bella MPCD Subdivision, generally located southwest of the intersection of State Highway 151 and Ingram Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

#### Land Transactions

13.     [16-1803](#)     S.P. No. 1892: A resolution to close, vacate and abandon an unimproved portion of First Street Public Right of Way located between Gabriel Street and Douglas Alley, in Council District 2, as requested by Citybuild Community Dev. Corp. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)
14.     [16-1953](#)     S.P. 1924: A Resolution authorizing ESS Storage San Antonio, LLC to use 4,256 square feet (.0977 of an acre) of a City-owned property located at 1920 S. Alamo Street for a sanitary sewer easement within NCB 1009, in Council District 1 (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

15.     [16-1939](#)     S.P. 1936 – Request of a Resolution authorizing a request to declare as surplus and sell the following 17 vacant City-owned properties: 1010 Dreiss Street, described as Lot W 41.6 FT of N 89.35 FT of Lot 1, Block 4, NCB 1035; 115 Gray Street, described as Lot 22 Except NW TRI Part & East 34.23 FT of 21 & SE TRI 92.38 FT of 15, Block F, NCB 1165; 420 Belmont Street, described as Lot 5, Block 10, NCB 1435; 422 Belmont Street, described as Lot 6, Block 10, NCB 1435; 2335 E. Dakota Street, described as Lot 23, Block 31, NCB 1482; 118 Stella Street, described as Lot 5, Block 2, NCB 1518; 138 Stella Street, described as Lot 10, Block 2, NCB 1518; 105 Nita Street, described as Lots 8 and 9, Block 2, NCB 2926; 118 Beltran Street, described as Lot 10, NCB 2954; 114 Beltran Street, described as Lot 11, NCB 2954; 1427 Denver Street, described as the East 40 FT of Lot 8, NCB 6162; 1423 Denver Street, described as West 45 FT of Lot 8, NCB 6162; 446 H Street, described as Lot 12, Block 5, NCB 10288; 144 Day Street, described as Lot 1, NCB 10750; 118 Coleman Street, described as Lot 14, Block F, NCB 1165, 410 F Street, described as Lot E 50 FT OF TR 8 out of 0.92 AC TR, Block 22, NCB 1557; 351 Ferris Avenue, described as Lot 28, Block 13, NCB 10250, in Council District 2. (Jesse Quesada, (210) 207-6971, [Jesse.Quesada@sanantonio.gov](mailto:Jesse.Quesada@sanantonio.gov), Transportation & Capital Improvements Department)

### Approval of Minutes

16.     [16-2284](#)     Consideration and Action on Minutes from March 9, 2016, 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 - This meeting site is accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services, and interpreters for the deaf are also available and must be requested 48 hours prior to the meeting. For assistance, call (210) 207-7720 or 711 (Texas Relay Service for the Deaf).**

**Language interpreters are available and must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207- 4441.**

**DECLARACIÓN DE ACCESIBILIDAD - Este edificio tiene acceso y estacionamiento para personas discapacitadas. Hay Asistencia y servicios auxiliares, y interpretes para los sordos. Estos servicios deben ser pedidos con 48 horas de anticipación. Para asistencia, llame al (210) 207-7720 o al 711 (servicio de transmisión para sordos). Hay servicios de traducción simultánea disponibles. Estos servicios deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 4441.**