

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, May 11, 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

Briefing on the UDC Amendment to increase signs for Zoning Cases

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. [16-3026](#) 150022: Request by Robert W. Williamson, for approval to subdivide a tract of land to establish UTEX Business Park Subdivision, generally located northwest of UTEX Blvd and Interstate Highway 10. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

2. [16-2797](#) 150413: Request by Jack Lipar, LGI Homes-Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 6A Subdivision, generally located northwest of the intersection of Culebra Road and FM 1560 North. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department).

Land Transactions

3. [16-2895](#) S. P. No. 1777: A resolution to declare as surplus and sell a 0.67 acre tract of improved land located at 1411 Guadalupe Street in Council District 5. Staff recommends Approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements).

4. [16-2732](#) S.P. 1778 – A Resolution authorizing to declare as surplus and sell a City-owned property described as Lot 34, New City Block 6075, University Health Subdivision in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 9532, Page 123, Deed and Plat Records of Bexar County, Texas known as 1033 Ada Street located in Council District 3. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

Variances

5. [16-3037](#) FPV 16-002: Request by Alamo Gardens, Inc., for approval of a variance request associated with a Conditional Letter of Map Revision (CLOMR) for a commercial tract generally located in the northeast corner of Wurzbach Parkway & Thousand Oaks. Staff recommends [Approval. (Sabrina Santiago, Senior Engineering Associate, (210) 207-0182, Sabrina.santiago@sanantonio.gov, TCI Department)]

Comprehensive Master Plan Amendments

6. [16-3041](#) (Continued from 04/27/2016) PLAN AMENDMENT # 16035 (Council District 3): A request by Roger R. Jimenez, 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 on Lot 8, NCB 12894 and Lot 35, NCB 12891 located at 4642 Rigsby Avenue and 2406 Tyne Drive from "Community Commercial" and "Low Density Residential" to "Community Commercial." Staff recommends Approval. (Mary Moralez-Gonzales, Planner, 210-207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

7. [16-2893](#) PLAN AMENDMENT # 16038 (Council District 2): A request by Rafael Diaz & Branden Lopez, for approval of a resolution to amend the future land use plan contained in the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by adding the "Heavy Industrial" future land use designation to the plan and changing the future land use of approximately 4.0148 acres out of NCB A-42, located at 300 & 326 Seguin Avenue from "Light Industrial" to "Heavy Industrial." Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

8. [16-2859](#) PLAN AMENDMENT # 16039 (Council District 3): A request by Michael Kent, 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 202.85 acres of land out of CB 4007, located at 11625 Old Corpus Christi Highway and South IH 37 from "Agribusiness/RIMSE Tier" to "Specialized Center." Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov, Development Services Department)

9. [16-3010](#) PLAN AMENDMENT # 16040 (Council District 5): A request by Patricia Flores, for approval of a resolution to amend the future land use plan contained in the Nogalitos / South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.989 acres of land out of NCB 3736 located at 4407 IH 35 South from "Mixed Use" to "Regional Commercial." Staff recommends Approval. (Oscar Aguilera, Planner, 210-207-2736, oscar.aguilera@sanantonio.gov, Development Services Department)
10. [16-2897](#) PLAN AMENDMENT # 16042 (Council District 1): A request by Donald Oroian c/o ADA Consulting Group, for approval of a resolution to amend the future land use plan contained in the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots, 11, 12, 13, Block 1, NCB 9505, located at 3113, 3119, 3123, and 3127 West Avenue from "Neighborhood Commercial" to "Community Commercial." Staff recommends Approval.(Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)

Other Items

11. [16-2723](#) Public Hearing and consideration of a voluntary annexation of approximately 202.79 acres consisting of 128.87 acres at 11625 Old Corpus Christi Highway, described as CB 4007 P-146 (128.376 Ac) & P-312 (0.497 Ac) ABS 11, and 73.92 acres, located at South IH 37, described as CB 40079-310 ABS 11, adjacent to the City limits of San Antonio, in southeast Bexar County. Staff recommends approval. (Priscilla Rosales-Piña, Planner, (210) 207-7839, Priscilla.Rosales-Pina@sanantonio.gov, Planning Coordinator, Department of Planning and Community Development)
12. [16-2856](#) A Briefing on the City of San Antonio's SA Tomorrow planning initiative, consisting of the following three plans:
a) Comprehensive Plan
b) Multimodal Transportation Plan
c) Sustainability Plan
(Bridgett White, AICP, Interim Director, (210) 207-5487, bridgett.white@sanantonio.gov, Department of Planning & Community Development)

Approval of Minutes

13. [16-3106](#) Consideration and Action on Minutes from April 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).

Language interpreters are available and must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6044.

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).

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- 6044.