

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, May 25, 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**

A. Briefing regarding progress on the planning efforts within the World Heritage area. (Colleen Swain, World Heritage Department)

### **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.*

**SA Tomorrow**

1. [16-3125](#) A Briefing on the updated adoption timeline for the SA Tomorrow planning initiative, which consists of the following three plans:
  - a) Comprehensive Plan
  - b) Multimodal Transportation Plan
  - c) Sustainability Plan(Rudy Nino, Jr., AICP, Planning Administrator, (210) 207-8389, rudy.nino@sanantonio.gov, Department of Planning & Community Development)

**Plats**

2. [16-3245](#) 140362: Request by Greg Martin, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Indian Springs Estates N, U5 PUD Subdivision, generally located northwest of the intersection of Running Fawn and Turquoise Sky. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
3. [16-3032](#) 150179: Request by Richard Perez, for approval to subdivide a tract of land to establish Richard Perez Subdivision, generally located east of the intersection of South Zarzamora Street and West Villaret Boulevard. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
4. [16-3047](#) 150300: Request by Norman T. Dugas, Jr., Remuda 530, L.P., for approval of a replat and subdivide a tract of land to establish Remuda Ranch North Unit 10 Subdivision, generally located northwest of the intersection of Galm Road and Highland Trace. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

5.     [16-3028](#)     150342: Request by Emiliano Guerrero, of Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Arcadia Ridge, Unit 5A Phase II Subdivision, generally located southeast of Potranco and Texas Research Parkway. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
  
6.     [16-2796](#)     150414: Request by Doug Carmen, Wells Fargo Bank, N.A. and Jack Lipar, LGI Homes-Texas, LLC, for approval to replat and subdivide a tract of land to establish Talise de Culebra Unit 6B-2C Subdivision, generally located northwest of the intersection of Waterlily Way and Oxbow Way. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
7.     [16-3132](#)     150419: Request by A. Bradford Galo, DFGG of Texas, Ltd., for approval to subdivide a tract of land to establish Woodlake Meadows Unit 4B Subdivision, generally located northwest of the intersection of Woodlake Parkway and Macaway Creek. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)
  
8.     [16-3262](#)     160040: Request by Aubra Franklin, ARDC Judson, Ltd., The Capital Foresight Limited Partnership /GB Development, LLC, for approval to subdivide a tract of land to establish Artisan at Judson Park Subdivision, generally located southwest of the intersection of F. M. Loop 1604 Drive and Judson Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
  
9.     [16-3294](#)     160076: Request by Chad Nugent-Escondido North Partners, LLC, for approval to subdivide a tract of land to establish Escondido North, Unit 5 Subdivision, generally located northwest of the intersection of Binz-Engleman Road and Texas Palm Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Planned Unit Development**

10.     [16-3256](#)     PUD 15-00009: Request by Juan Fernandez of Sandalwood, LLC., for approval of a Planned Unit Development to establish Sandalwood Subdivision, generally located west of Everest Avenue, south of Belfast Drive and north of Sandalwood Lane. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, [andrew.martinez2@sanantonio.gov](mailto:andrew.martinez2@sanantonio.gov), Development Services Department)

**Alternative Pedestrian Plan**

11.     [16-3166](#)     15:00003: Request by Shannon Livingston, Shannon Livingston Companies, for approval to subdivide a tract of land to establish Stillwater Ranch Phase III Alternate Pedestrian Plan, generally located northwest of the intersection of Galm Road and F.M. 1560 North. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department).

**Variance(s)**

12.     [16-3300](#)     FPV# 16-003: Request by Kopplow Development, LLC. for approval of a variance request associated with a Conditional Letter of Map Revision (CLOMR) for a commercial tract generally located approximately 950 feet from the southeast corner of Culebra Road & Loop 410. Staff recommends Approval. (Sabrina Santiago, Senior Engineering Associate, (210) 207-0182, [Sabrina.santiago@sanantonio.gov](mailto:Sabrina.santiago@sanantonio.gov), TCI Department)
13.     [16-3219](#)     FPV# 16-004: Request by EVC Texas GP, L.C., for approval of a variance request associated with a drainage easement to contain the 1% Annual Chance Flood Hazard Area for a commercial tract at 6514 N New Braunfels. Staff recommends Approval. (Jacob Powell, Senior Engineer, (210) 207-0176, [Jacob.Powell@sanantonio.gov](mailto:Jacob.Powell@sanantonio.gov), TCI Department)

**Land Transaction(s)**

14.     [16-3237](#)     S.P. 1879 – A Resolution authorizing to declare as surplus and sell a City-owned property described as Lot 1, Block 7, New City Block 584 located at 331 N. Olive Street in Council District 2. Staff recommends approval. (Jesse Quesada, (210) 207-6971, [Jesse.Quesada@sanantonio.gov](mailto:Jesse.Quesada@sanantonio.gov), Transportation & Capital Improvements Department)
  
15.     [16-3144](#)     S.P. 1916: A resolution to close, vacate and abandon an alley portion of Public Right of Way located between North New Braunfels Avenue and Breezewood Drive, in Council District 10, as requested by Equity Ventures Commercial Development, L.C. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, [malmeria@sanantonio.gov](mailto:malmeria@sanantonio.gov), Transportation & Capital Improvements Department)
  
16.     [16-3153](#)     Case #16-3153: A resolution supporting the street closure of a portion of San Jose Drive and transfer ownership of the closed street located adjacent to NCB 7675 and NCB 7659-BLKs D, E, and F in City Council District 3. The street closure is part of the National Park Service's Long Range Plan to enhance pedestrian safety and connectivity for guests that visit Mission San Jose and access the Mission-To-River Trail to the San Antonio River. Staff recommends Approval. (Colleen Swain, (210) 207-4089, [Colleen.Swain@sanantonio.gov](mailto:Colleen.Swain@sanantonio.gov), World Heritage Office)
  
17.     [16-3043](#)     A request by the Parks and Recreation Department for approval of a resolution to acquire a tract of land to for aquifer protection and recreational park purposes. The property consists of approximately 214 acres known as the Classen-Steubing Ranch, located in northern Bexar County, over the Recharge Zone of the Edwards Aquifer. Staff recommends Approval. (Grant Ellis, Special Projects Manager, Edwards Aquifer Protection Program (210) 207-2815, [grant.ellis@sanantonio.gov](mailto:grant.ellis@sanantonio.gov), Parks and Recreation Department)

18.     [16-3027](#)     A request by the Parks and Recreation Department for approval of a resolution to acquire a tract of land to for the purpose of aquifer protection. The property consists of 9.727 acres, located at the southwest corner of Canyon Golf Road and Quiet Rapids in northern Bexar County, over the Recharge Zone of the Edwards Aquifer. Staff recommends Approval. (Grant Ellis, Special Projects Manager, Edwards Aquifer Protection Program (210) 207-2815, [grant.ellis@sanantonio.gov](mailto:grant.ellis@sanantonio.gov), Parks and Recreation Department)

**Comprehensive Master Plan Amendments**

19.     [16-3110](#)     PLAN AMENDMENT # 16041 (Council District 1): A request by Jimmy Moore, 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 0.2266 acres out of NCB 7264, located at 2512 Blanco Road from "Neighborhood Commercial" to "Regional Commercial." Staff recommends Denial. (Shepard Beamon, Planner (210) 207-3074, [shepard.beamon@sanantonio.gov](mailto:shepard.beamon@sanantonio.gov), Development Services Department)
20.     [16-3161](#)     PLAN AMENDMENT # 16044 (Council District 2): A request by Paul Daniec, Weislawa Daniec and Marion Janik, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 15.201 acres of land out of NCB 10596, located at the 1400 Block of Springfield Road at East Binz-Engleman Road from "Low Density Residential" to "Business Park." Staff recommends Approval. (Mary Moralez-Gonzales, Planner (210) 207-5550, [mary.moralez-gonzales@sanantonio.gov](mailto:mary.moralez-gonzales@sanantonio.gov), Development Services Department)

21.     [16-3094](#)     PLAN AMENDMENT #16043 (Council District 3): A request by Spencer Ramirez, for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.6831 acres of land out of NCB 10911 located in the 4000 Block of Goliad Road from “Low Density Residential” to “Community Commercial”. Staff recommends Denial. (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov) Development Services Department)

#### **UDC Amendments**

22.     [16-3338](#)     Consideration and Action on Amendments to Chapter 35 of the Municipal Code, the Unified Development Code, to modify regulations and fees for Notice Requirements for rezoning cases.

#### **Approval of Minutes**

23.     [16-3250](#)     Consideration and Action on Minutes from May 11, 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.**