

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, July 13, 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. [16-3703](#) 150185: Request by Joe Hernandez, KB Home, for approval to replat and subdivide a tract of land to establish Mirabel, Unit-2 Subdivision, generally located northeast of the intersection of Lost Creek Way and San Mirienda Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

2. [16-3785](#) 150249: Request by Victor Andonie, Sandalwood LLC., for approval to replat a tract of land to establish Sandalwood Subdivision Replat (P.U.D.), generally located northwest of the intersection of Everest Street and East Sandelewood Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

3. [16-3990](#) 150271: Request by James Kyle, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Alamo Ranch Unit 15B Subdivision, generally located northwest of Calaveras Way and Panhandle Cove. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)

4. [16-3920](#) 150498: Request by Paula Sewall, Luckey Ranch Partners, LLC, for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 26 & 27 Subdivision, generally located southeast of the intersection of Wt. Montgomery and Claiborne. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

5. [16-3965](#) 150572: Request by Fred Ghavidel, New Leaf Homes, LLC, for approval to subdivide a tract of land to establish Horizon Pointe Subdivision, Unit 10B, generally located northeast of the intersection of Woodlake Parkway and Sierra Sunset. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

6. [16-3563](#) 150596: Request by John Cork, TXBC Meadows, LP, for approval to replat and subdivide a tract of land to establish Champions Park Unit 9B Subdivision, generally located southwest of the intersection of Cagnon Road and Marbach Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

7. [16-3923](#) 160003: Request by Bradley J. Stein, Forestar (USA) Real Estate Group, Inc., for approval to replat a tract of land to establish Amarosa Phase 4B, Enclave, generally located northeast of the intersection of Amarosa Way and Resort Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

8. [16-3958](#) 160063: Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 1 Unit 1B Subdivision, generally located southwest of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

9. [16-3862](#) 160074: Request by Michael Sivage, Sivage Investments, LTD and Sivage Community Development, Inc., for approval to subdivide a tract of land to establish Miller Ranch–Unit 5 Subdivision, generally located at the intersection of Lazo Valley and Indian Forest. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

10. [16-3962](#) 160090: Request by Ian Cude, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Alamo Ranch Unit 18A Subdivision, generally located northeast of the intersection of Red Maple Way and Sweetwater Way. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

11. [16-3928](#) 160152: Request by Jack Walker, WE-Roosevelt, L.P, for approval to replat a tract of land to establish Loma Mesa, Unit-2 (T.I.F. Project) Subdivision, generally located west of the intersection Roosevelt Avenue and Rilling Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

12. [16-3933](#) 160153: Request by Jack Walker, WE-Roosevelt, L.P., for approval to replat and subdivide a tract of land to establish Loma Mesa Unit 1-T.I.F. Project Subdivision, generally located west of the intersection of Roosevelt Avenue and Rilling Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department) (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

13. [16-3970](#) 160155: Request by Marcus Robbins, Englehart Partners, LLC, for approval to subdivide a tract of land to establish Englehart Estates Subdivision, generally located along the northeast corner of Englehart Road and Trumbo Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

14. [16-3864](#) 160156: Request by Marc Footlik, SRP Office Holdings I, LLC, for approval to replat and subdivide a tract of land to establish Ellison/Westover Link Subdivision, generally located northwest of the intersection of North Ellison Drive and Westover Link Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

15. [16-3954](#) 160206: Request by John E. Reinhart, CST Stations Texas, LLC, for approval to subdivide a tract of land to establish Corner Store No. 1847 FDP Subdivision, generally located at the intersection of Watson Road and State Highway 16. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

16. [16-3886](#) 160244: Request by Brian Otto, Meritage Homes of Texas, LLC., for approval to replat a tract of land to establish Castle Hills Unit 3 Subdivision, generally located northeast of the intersection of Libson Drive and Pinetum Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Variances

17. [16-3742](#) TPV-16-005 Variance Request by Mr. Gustavo Gonzalez, GE Reaves Engineering, for approval of a tree preservation variance to mitigate for below 80% preservation of significant trees in the Floodplain Buffer/ESA. (Mark C Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)
18. [16-3749](#) TPV 16-008 Tree Preservation Variance for a request by Mr. David Byer, Stantec, for approval of a tree preservation variance to mitigate for removal of significant trees in excess of 80% minimum preservation of protected trees in place under the 2015 Tree Preservation Ordinance for construction of a new parking lot for The Doseum. (Mark C Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

Plan Unit Development

19. [16-3858](#) PUD 16-00002: Request by Jeff Baker, Alamo Garden INC., for approval of a Planned Unit Development to establish Lincoln Heights Townhomes, generally located southeast of the intersection of Forestshire and Basse Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

20. [16-3910](#) (Continued from 06/22/16) PLAN AMENDMENT # 16050 (Council District 1): A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 3.058 acres out of NCB 18918, located at 444 E. Basse Road from “Parks & Open Space” to “High Density Mixed Use”. Staff recommends Approval. (Associated Zoning Case Z2016182) (Ernest Brown, Planner (210) 207-5017, ernest.brown@sanantonio.gov Development Services Department)
21. [16-3918](#) PLAN AMENDMENT # 16051 (Council District 7): A request by Maria Flores, for approval of a resolution to amend the future land use plan contained in the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of Lots 2 and West 23 feet of Lot 3, Block 1, NCB 9201 located at 133 Westminister Avenue from “Neighborhood Commercial” to “Medium Density Residential”. Staff recommends Approval. (Associated Zoning Case Z2016183) (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)
22. [16-3919](#) PLAN AMENDMENT # 16052 (Council District 7): A request by Brown & Ortiz, P.C., 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 4.15 acres of land out of NCB 13664, located at 7227 Lamb Road from “Mixed Use Center” to “Suburban Tier”. Staff recommends Approval. (Associated Zoning Case Z2016184) (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

23. [16-3921](#) PLAN AMENDMENT # 16053 (Council District 3): A request by Jerry Arredondo, 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 1.89 acres of land out of NCB 10762, located at 4438 Wildt Road from “Low Density Residential” to “Community Commercial”. Staff recommends Denial. (Associated Zoning Case Z2016189) (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)
24. [16-3926](#) PLAN AMENDMENT # 16054 (Council District 1): A request by Armando Saide, for approval of a resolution to amend the future land use plan contained in the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 0.17 acres of land out of NCB 395, located at 846 Erie Avenue from "Medium Density Residential" to "Low-Density Mixed Use." Staff recommends Approval. (Associated Zoning Case Z2016193) (Mary Moralez-Gonzales, Planner (210) 207-5550, mary.moralez-gonzales@sanantonio.gov, Development Services Department)
25. [16-3922](#) PLAN AMENDMENT # 16055 (Council District 7): A request by Land Use Solutions, 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 5.00 acres of land out of NCB 15663, located at 10663 West Loop 1604 North from “Suburban Tier” to “Regional Center”. Staff recommends Approval. (Associated Zoning Case Z2016197) (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department)

26. [16-3929](#) PLAN AMENDMENT # 16056 (Council District 8): A request by UTSA BLVD IH10 LP 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 114.2 acres of land out of NCB 14890, located in the 5600 Block of UTSA Boulevard from "Suburban Tier" to "Urban Core Tier." Staff recommends Approval. (Associated Zoning Case Z2016196) (Mary Morales-Gonzales, Planner (210) 207-5550, mary.morales-gonzales@sanantonio.gov, Development Services Department)

Approval of Minutes

27. [16-4025](#) Consideration of the Planning Commission Minutes for June 22, 2016

Director's Report

Adjournment

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.