

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, October 12, 2016

2:00 PM

1901 S. Alamo St.

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

Dr. Francine Romero, 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 South San Antonio Voluntary Annexation (Nina Nixon-Mendez, FAICP,
Planning Administrator, 207-2744, nina.nixon-mendez@sanantonio.gov)

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. [16-5220](#) 150030: Request by Beau Ryan, RCG&I NH, L.L.C., for approval to subdivide a tract of land to establish Notting Hill Subdivision Unit 1 Subdivision, generally located northeast of the intersection of Weichold Road and F.M. 1516. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

2. [16-5238](#) 150219: Request by Lloyd A. Denton, Jr., SA Willis Ranch Unit 3, LTD, for approval to subdivide a tract of land to establish Willis Ranch, Unit-3B (Enclave) Subdivision, generally located south of the intersection of Willis Ranch and Bulverde Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

3. [16-5266](#) 150384: Request by Manuel Gonzales, for approval to replat a tract of land to establish Veronica Subdivision, generally located north of Copinsay Avenue and East of Dumbarton Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

4. [16-5197](#) 150440: Request by Jay Byler, RSI Communities, LLC, for approval to subdivide a tract of land to establish Stillwater Ranch Unit 22 Subdivision, generally located northeast of the intersection of Silver Spot and Pinto Canyon. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

5. [16-5209](#) 160204: Request by James M. Schneider, for approval to subdivide a tract of land to establish Freedom Hills Unit- 2B Subdivision, generally located northeast of the intersection of Freedom Ridge Road and Freedom Acres Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

6. [16-5236](#) 160601: Request by Lloyd A. Denton, Jr., AGI Kinder Ranch Ltd. & AGI Kinder Ranch Unit1, Ltd., for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit-2 (Enclave) Subdivision, generally located southwest of the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Planned Unit Development

7. [16-5186](#) 15-00008: Request by Lloyd A. Denton Jr., SA Highland Estates, Inc., for approval of a Planned Unit Development to establish Highland Estates P.U.D., generally located southwest of the intersection of Bulverde Road and Borgfeld Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Annexations

8. [16-5193](#) Public Hearing and Consideration of a resolution recommending approval of Development Agreements between the City of San Antonio and multiple owners of property within the proposed US 281 North Corridor Annexation boundaries to guarantee the continued extraterritorial status of properties which are appraised for ad valorem tax purposes as agricultural, wildlife management or timber use for a period of 10 years. (Bridgett White, Director, Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)

9. [16-5251](#) Public Hearing and Consideration of a resolution recommending the approval of the annexation of approximately 1,224 acres, the area being a variable width of up to 4,000 feet along US 281 North right-of-way, beginning approximately at the city limits of San Antonio south of Marshall Road and Northwind Boulevard in Bexar County and continuing north along US 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County, within the City of San Antonio's Extraterritorial Jurisdiction (ETJ), pursuant to the provisions of Chapter 43 of the Texas Local Government Code. (Bridgett White, Director, Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)

Land Transaction

10. [16-5263](#) Resolutions recommending the authorization of agreements between the City of San Antonio and the San Antonio River Authority (SARA) for real property interests in order to complete the San Pedro Creek Improvements Project (a joint collaborative agreement between Bexar County and SARA), in Council District 1. Staff recommends approval. Pedro Alanis, 210-207-3908, pedro.alanis@sanantonio.gov, Center City Development and Operations)

Comprehensive Master Plan Amendments

11. [16-5038](#) (Continued from 09/14/16) PLAN AMENDMENT # 16070 (Council District 1): A request by John Cooley, 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 Lot 14, NCB 863, located at 425 E. Mistletoe Avenue from "Low Density Residential" to "Low Density Mixed Use". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016239)

12. [16-5335](#) (Continued from 09/28/16) PLAN AMENDMENT # 16073 (Council District 10): A request by Kaufman & Killen, Inc., 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 18.907 acres out of NCB 16587, located in the 7000 Block of East Loop 1604 from “Suburban Tier” to “Specialized Center”. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, Erica.Greene@sanantonio.gov Development Services) (Associated Zoning Case Z2016253)
13. [16-5129](#) PLAN AMENDMENT # 16075 (Council District 2): A request by Brown & Ortiz, 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 15.83 acres out of NCB 10615, located at 4843 Lord Road from “Low Density Residential” to “High Density Residential”. Staff recommends Denial. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016257)
14. [16-5207](#) PLAN AMENDMENT # 16077 (Council District 8): A request by Bruce Petersen, for approval of a resolution to amend the future plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 11.242 acres out of NCB 34721, located at 6770 Camp Bullis Road from "Mixed Use Center" to "Suburban Tier". Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, oscar.aguilera@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016261)
15. [16-5130](#) PLAN AMENDMENT # 16078 (Council District 3): A request by Brown & Ortiz, for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 7.321 acres out of NCB 11156, located in the 5300 block of Roosevelt Road from “Mixed Use” to “Regional Commercial”. Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016263)

16. [16-5131](#) PLAN AMENDMENT # 16080 (Council District 3): A request by Brown & Ortiz, for approval of a resolution to amend the future land use plan contained in the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 17.665 acres out of NCB 10879, located Northwest of Junkin Drive and Aeromedical Road from “Regional Commercial” to “Mixed Use”. Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016266)
17. [16-5260](#) PLAN AMENDMENT # 16082 (Council District 9): A request by the City of San Antonio, 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 1224 acres in Bexar County and Comal County, Texas, from Agribusiness Tier, Civic Center, Country Tier, General Urban Tier, Natural Tier, Regional Center, Rural Estate Tier, and Suburban Tier to Agribusiness Tier, Civic Center, Country Tier, General Urban Tier, Natural Tier, Regional Center, Rural Estate Tier, and Suburban Tier, generally located approximately 1,000 feet along US 281 North rights-of-way, beginning approximately at the City limits of San Antonio south of Marshall Road and Northwind Blvd in Bexar County and continuing north along US 281 North to approximately 1,830 feet south of Ancestral Trail in Comal County. Staff recommends Approval. (Logan Sparrow, Principal Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2016270 CD S ERZD)

Approval of Minutes

18. [16-5341](#) Consideration and Action on Minutes from September 28, 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 at the meeting.
For more information call (210) 207-6044.**

**Interpretes estarán disponibles en la reunión.
Para mayor informes, favor de llamar (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.

City