

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, October 26, 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

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

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. [16-5338](#) 150186: Request by Johnny Stevens, San Antonio Land Fund I, for approval to replat and subdivide a tract of land to establish Big Country Subdivision Unit 18 Phase 1 generally located northwest of the intersection of SW Loop 1604 and Marbach Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, mercedes.rivas2@sanantonio.gov, Development Services Department)

2. [16-5340](#) 150378: Request by Gordon V. Hartman, Shaggy Development, LLC, for approval to replat and subdivide a tract of land to establish Wortham Oaks Unit 17 & 21 (Enclave) Subdivision, generally located northwest of the intersection of Hanging Oak and Upper Oaks Lane. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

3. [16-5281](#) 150389: Request by Emiliano Guerrero, Pulte Homes of Texas, LP., for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 5B-2 Subdivision, generally located southwest of the intersection of Persimmon Cove and Argos Star. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

4. [16-5378](#) 160297: Request by Chester Drash, Elm Creek 1604, LLC, for approval to subdivide a tract of land to establish Elm Creek Crossing Subdivision, generally located southwest of the intersection of Loop 1604 and Jones Maltsberger. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Variances

5. [16-5488](#) TPV 17-001 Variance Request by Mr. David Cupit, M.W. Cude Engineers, for approval of a tree preservation variance to mitigate for the removal of 80% significant and 100% heritage trees in excess of the minimum preservation of protected trees in place under the 2015 Tree Preservation Ordinance for construction of the Tribute Ranch Subdivision. (Mark C Bird, (210)207-0278, mark.bird@sanantonio.gov, Development Services Department)

Annexations

6. [16-5445](#) A public hearing and resolution recommending approval of the voluntary annexation of 11 tracts of land consisting of approximately 409.6 acres located in the southern portion of San Antonio's extraterritorial jurisdiction into the City of San Antonio limits, and providing equivalent City services to the properties. [Bridgett White, Director of the Department of Planning and Community Development, 210-207-0147, bridgett.white@sanantonio.gov].

7. [16-5394](#) Public Hearing and Consideration of a resolution recommending approval of Development Agreements between the City of San Antonio and multiple property owners of property appraised for ad valorem tax purposes as agricultural, wildlife management or timber use and removal from the South San Antonio Limited Purpose Annexation Areas 1-4 to guarantee continued extraterritorial status for a period of 7 years. (Bridgett White, Director, Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)

8. [16-5458](#) A public hearing and resolution recommending the removal of a tract of land located at 4526 S. Loop 1604 consisting of approximately 150.26 acres from the South San Antonio Area 4 Limited Purpose Annexation Area and the approval of an Industrial District Non-Annexation Agreement (IDA) and associated Fire Services Agreement (FSA) for term of ten years. [Bridgett White, Director of the Department of Planning and Community Development, 210-207-0147, bridgett.white@sanantonio.gov].

Comprehensive Master Plan Amendments

9. [16-5485](#) (Continued from 10/12/16) 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 Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016257)

10. [16-5122](#) PLAN AMENDMENT # 16076 (Council Districts 3 and 4): A request by the City of San Antonio 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 approximately 257.94 acres of land, located at multiple addresses, from "Suburban Tier" and "Agribusiness/RIMSE Tier" to "Civic Center", "Country Tier", and "Rural Estate Tier". Staff recommends Approval. (Logan Sparrow, Principal Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2016259)
11. [16-5345](#) PLAN AMENDMENT # 16081 (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 5.593 acres out of NCB 17727, located in the 17700 block of Bulverde Road, from "Suburban Tier" to "Regional Center". Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016267 ERZD)
12. [16-5352](#) PLAN AMENDMENT #16083 (Council District 5): A request by Robert Flores, for approval of a resolution to amend the future land use plan contained in the Guadalupe Westside Community Plan, a component of the Comprehensive Master Plan of the City, by adding the Heavy Industrial Future Land Use Category that allows for "I-1" General Industrial District and "I-2" Heavy Industrial District zoning categories and by changing the future land use of Lot 8 and 9, Block 1, NCB 6439, located at 313 and 315 Frio City Road, from "Low Density Mixed Use" to "Heavy Industrial". Staff recommends Denial with an Alternate Recommendation. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016271 S)

13. [16-5348](#) PLAN AMENDMENT # 16085 (Council District 7): A request by HomeSpring Realty Partners and Vickrey & Associates, Inc. for approval of a resolution to amend the future land use plan contained in the Ingram Hills Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 13.061 acres out of NCB 11545, located in the 4800 Block of Callaghan Road from “Low Density Residential Estate” and “Community Commercial” to “High Density Residential”. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016273)
14. [16-5545](#) PLAN AMENDMENT # 16086 (Council District 9): A request by Shavano Rogers Ranch North No. 3 Ltd., 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 50.523 acres out of NCB 17701 and NCB 16334 and 439.364 acres out of NCB 17701, generally located at 4939 North Loop 1604 West from "Suburban Tier" and "Specialized Center" to "Mixed Use Center". Staff recommends Approval. (Logan Sparrow, Principal Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016277 ERZD)
15. [16-5346](#) PLAN AMENDMENT # 16087 (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 Lot 3, Block 1, NCB 13300, located at 4902, 4918, 4920, and 4924 Fredericksburg Road from “Mixed Use Center” to “Specialized Center”. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302 Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016278)

Approval of Minutes

16. [16-5454](#) Consideration and Action on Minutes from October 12, 2016

Director's Report

Adjournment

At any time during the meeting, the Planning Commission may recess into executive session to hold deliberations regarding economic development negotiations and to discuss related legal issues pursuant to Texas Government Code Sections 551.087 (economic development) and 551.071 (consultation with attorney).

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.