

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

---

**Friday, November 18, 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. A Briefing on the proposed World Heritage Land Use Amendments within the World Heritage Buffer Zone. (Colleen Swain, Director, World Heritage Office).**

**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.     [16-5699](#)     150098: Request by Jose Ramirez, for approval to replat and subdivide a tract of land to establish Jose Ramirez Subdivision, generally located northwest of the intersection of Earlyway Drive and Sherri Ann Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
  
2.     [16-5727](#)     150099: Request by Frank L. Massey, S.C.A.R., Inc., for approval to vacate and resubdivide a tract of land to establish Scar Subdivision, generally located east of the intersection of Northeast Loop 410 and Perrin-Beitel Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)(Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
  
3.     [16-5518](#)     150428: Request by Emiliano Guerrero, Pulte Group of Texas, L.P., for approval to subdivide a tract of land to Indian Springs Estates NW, U-4, P.U.D. Subdivision, generally located northeast of the intersection of Bulverde Road and Wilderness Oak. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)
  
4.     [16-5726](#)     150557: Request by Emiliano Z. Guerrero, Centex Real Estate Corporation, for approval to replat and subdivide a tract of land to establish Reserve of Lost Creek, Unit 3B, Phase II Subdivision, generally located north of El Paseo Drive and west of Ralph Fair Road. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-8264, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
  
5.     [16-5698](#)     160061: Request by Dana Green, Green Land Ventures, LTD., for approval to replat and subdivide a tract of land to establish River Rock Ranch Unit 3B, PUD Subdivision, generally located northwest of the intersection of River Ranch Road and Boerne Stage Road. Staff recommends Denial. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

6.     [16-5517](#)     160070: Request by Jeffrey Czar, Jr., Armadillo Construction Company, Ltd., for approval to subdivide a tract of land to establish Mi Sueno at Monte Viejo Unit 2 Subdivision, generally located southwest of the intersection of Secco Tierra and Prickly Oak. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
7.     [16-5689](#)     160147: Request by Yolanda Colebank, Colebank Investments, Inc., for approval to replat a tract of land to establish Shetland Drive Subdivision, generally located on the southeast of Orkney Avenue and Shetland Drive. Staff recommends Approval. (Andrew Martinez, Planner, (210) 207-7898, andrew.martinez2@sanantonio.gov, Development Services Department)
  
8.     [16-5764](#)     160243: Request by Lloyd A. Denton Jr, S.A. Highland Estates INC., for approval to subdivide a tract of land to establish Highland Estates Unit 1B, P.U.D. Subdivision, generally located southeast of the intersection of Borgfeld Drive and Shawnee Pass Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
9.     [16-5751](#)     160414: Request by Jay Patterson, Southerland Canyons II, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 1 Unit 2 PUD Subdivision, generally located southwest of the intersection of Hunters Lane and Boerne Stage Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
  
10.    [16-5761](#)     160511: Request by Robert L. Widule, Proximity by Couture LP., for approval to subdivide a tract of land to establish Proximity by Couture IDZ Subdivision, generally located northeast of the intersection of Wilmington Avenue and East Elmira Street. Staff recommends Denial. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

11.     [16-5728](#)     160562: Request by Lloyd A. Denton, Jr., Rogers Shavano Ranch Ltd., for approval to subdivide a tract of land to establish Ridge Chase at De Zavala Subdivision, generally located along the southeast intersection of Ridge Chase and De Zavala Road. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-8264, Martha.Bernal@sanantonio.gov, Development Services Department)

#### Land Transactions

12.     [16-5414](#)     S.P. 1911: A resolution to close, vacate and abandon Snell Drive Public Right of Way located at Ackerman Road, in Council District 1, as requested by Manheim Remarketing, Inc. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)
13.     [16-5416](#)     S.P. 1966: A resolution to close, vacate and abandon a sliver portion of Newell Avenue Public Right of Way abutting 226 Newell Avenue, in Council District 1, as requested by Broadway SA Investors GP, LLC. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)
14.     [16-5731](#)     S.P. 1932: A Resolution supporting the closure, vacation and abandonment of a 0.038 acre of an unimproved remainder of a 16' alley at Kalteyer Street between Mitchell Street and Felisa Street in NCB 3975 for a fee of \$3,029.00, in Council District 3 as requested by 210 Development Group, LLC. Staff recommends approval. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Transportation & Capital Improvements)

#### Variances

16.     [16-5697](#)     FPV #16-009: Request by Frank Massey for approval of a variance request associated with a Conditional Letter of Map Revision (CLOMR) for a commercial tract (Zoned I-2 and R-5/R-6) located west of intersection of Loop 410 and IH-35, along Loop 410 frontage rd. Staff recommends [Approval. (Richard Casiano Jr., Engineering Associate, (210) 207-1460, Richard.casianojr@sanantonio.gov, TCI Department)]

15.     [16-5507](#)     FPV #17-001: Request by KFW, for approval of a variance request associated with proposed excavation and fill in the 1% Annual Chance Flood Hazard Area for a commercial tract at 9616 Prue Rd, San Antonio, Texas, 78252. Staff recommends Approval. (Sitework Permit AP#2204141) [Noah Parsons, Engineer, (210) 207-8058, noah.parsons@sanantonio.gov, TCI Department]

#### **Comprehensive Master Plan Amendments**

17.     [16-5481](#)     (Continued from 10/12/16) 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)
18.     [16-5652](#)     PLAN AMENDMENT #16084 (Council District 9): A request by Kaufman & Killen, 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 1, Block 37, NCB 19216, located in the 20700 Block of Blanco Road from "Rural Estate Tier" to "General Urban Tier". Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016283)
19.     [16-5677](#)     PLAN AMENDMENT # 16088 (Council District 2): A request by Jose De La Rosa Ramos, for approval of a resolution to amend the future land use plan contained in the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of the East 172 Feet of Lot 12, Block 9, NCB 12865, located at 1231 Eddie Road from "Medium Density Residential" to "Light Industrial". Staff Recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016285 S)

20.     [16-5666](#)     PLAN AMENDMENT # 17002 (Council District 3 & 5): A request by the City of San Antonio, for approval of a resolution to amend the future land use plans contained in the Lone Star Community Plan, South Central San Antonio Community Plan, Stinson Airport Vicinity Land Use Plan, and Heritage South Sector Plan, components of the Comprehensive Master Plan of the City, by changing the land use classification of Certain Properties within the World Heritage Buffer Zone, generally located in the 100-3300 Block of Mission Rd., 9000-11000 Block of Espada Rd., 1000-7900 Block of South Presa St., 9000-10000 Block of Villamain, 10000-11000 Block of N. Center Rd., 100-300 Block of Yellowstone, 100-5900 Block of Roosevelt Ave., 9000-11000 Block of Southton Rd., 2000-3000 Block of Shane Rd., 1000-2000 Block of Braubach Rd., 100 Block of Woodhull, 100 Block of Huizar, 400-800 Block of Steves Ave., 100-200 Block of W. Mitchell St., 400-600 Block of Riverside Dr., 1800-1900 Block of E. Pyron Ave., 500 Block of Grove Ave., 700-1000 Block of Probandt St., 10000-11000 Block of Buescher Ln., 500-600 W. Highland Blvd., FM 1937, River Rd., River Way, San Juan, San Jose Dr., and Camino Coahuilteca, from Regional Commercial, High Density Mixed Use, Low Density Residential, Business Park, Mixed Use and Suburban Tier to Community Commercial, Low Density Mixed Use, High Density Mixed Use, Parks/Open Space, Mixed Use, Public Institutional, Country Tier and Natural Tier. Staff recommends Approval. (Mary Moralez-Gonzales, Senior Planner (210) 207-5550, Mary.Moralez-Gonzales@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2017005)

#### Other Items

21.     [16-5529](#)     A Resolution granting a Water Line Easement Agreement to the Central Texas Regional Water Supply Corporation (CTRWSC) for the Vista Ridge Project

22.     [16-5692](#)     A resolution supporting the dedication by the City of San Antonio of real property consisting of a total of .107 acres of property to parkland; a resolution supporting the acceptance of real property by the City of San Antonio consisting of a total of .396 acres of property; a resolution closing, vacating, and abandoning .0875 acres of public right of way along south Alamo street; and a resolution conveying the .0875 acres to Hemisfair PFC Tract 2, located adjacent to Hemisfair Park and Hemisfair Parkland in Council District 1. (John Jacks, (210) 207-3909, John.Jacks@sanantonio.gov, Center City Development & Operations Department)

### **Approval of Minutes**

23.     [16-5729](#)     Consideration and Action on Minutes from October 26, 2016

### **Director's Report**

### **Adjournment**

At any time during the meeting, the Planning Commission may recess into executive session to discuss legal issues pursuant to Texas Government Code Section 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.**