

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, January 25, 2017**

**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.

George W. Peck, Chair |  
Marcello Martinez, Vice Chair | Christopher Garcia, Pro-Tem |  
Jody R. Sherrill | Casey Whittington | Michael Garcia Jr. |  
June Kachtik | Kacy Cigarroa | Andrew Ozuna |

### 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**

1. Briefing on appointing members of the Planning Commission to the Planning Commission Technical Advisory Committee and Nominating Committee. (Yvette Thomas, Sr. Planner, (210) 207-8214, [yvette.thomas@sanantonio.gov](mailto:yvette.thomas@sanantonio.gov), Development Services 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.

**Plats**

1.     [17-1305](#)     150227: Request by Israel Fogiel, Tenotex Partners, Inc., for approval to subdivide a tract of land to establish Glenloch Farms Unit 3 Subdivision, generally located southwest of the intersection of Binz-Engleman and Texas Palm. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
2.     [17-1180](#)     160112: Request by Lloyd A. Denton, Jr., LFV Properties, Ltd., SA Kinder Ranch No. 2, Ltd. and SA Kinder West Units 1 & 2, Inc., for approval to subdivide a tract of land to establish Kinder West Unit 1 (Enclave) Subdivision, generally located west of the intersection of Kinder Parkway and Kinder Bluff. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
3.     [17-1287](#)     160123: Request by David Grove, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Ashton Park Unit 4 (Enclave) Subdivision, generally located southwest of the intersection of Potranco Road and Sebastian Farm. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
4.     [17-1288](#)     160254: Request by Eloy Sotello, for approval to replat a tract of land to establish Meadow Leaf Commercial Subdivision, generally located northeast of the intersection of Interstate Highway South West Loop 410 and Marbach Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
  
5.     [17-1147](#)     160380: Request by John Cork, CW Cagnon LLC, for approval to replat and subdivide a tract of land to establish Champions Landing Unit 1 Subdivision, generally located south of the intersection of Battlecry and Jazzstar. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

6.     [17-1300](#)     160468: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to Replat a tract of land to establish Valencia Park Enclave, Phase B Subdivision, generally located north of Borgfeld Drive and east of Blanco Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
7.     [17-1290](#)     160532: Request by Gerald W. Crump, Jr., Cumberland Potranco Joint Venture and George A. “Chip” Field, III, Cumberland 211, LTD., for approval to subdivide a tract of land to establish Stevens Ranch Commercial Unit C-1 Subdivision, generally located northwest of the intersection of Stevens Parkway and Potranco Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Alternative Pedestrian Plan**

8.     [17-1146](#)     16-00003: Request by Chad Nugent, Cook Inlet Region, Inc., for approval of the Ladera Alternate Pedestrian Plan, generally located northwest of the intersection of U. S. Highway 90 and State Highway 211. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Land Transaction**

9.     [16-5184](#)     A Resolution authorizing to declare as surplus and sell the following nine (9) following vacant City-owned properties: 406 Azucena, described as Lots 29 and 30, Block 10, New City Block 8320; 111 Bogue, described as Lot 12, Block 14, New City Block 10350; 910 El Paso, described as East 25.4 feet of D, Block 1, New City Block 2441; 106 Juarez, described as Lot 24, Block 107, New City Block 183; 410 S. Picoso, described as 100 feet of Lots 10, 11 and 12, or Red E and F, ARB A-12, and A-11, Block 13, New City Block 3049; 1014 Romero, described as Lot 7 and south 1/2 of Lot 6, Block 6, New City Block 8094; 3106 Saunders, described as West 15 Feet of North 90 feet of Lot 1 and East 22 Feet of Lot 2, Block 14, New City Block 3050; Juarez, described as Lots 1-5, New City Block 183; 611 Oriental Street, described as Lots 1 thru 8, Block 10, NCB 6253, in Council District 5. (Jesse Quesada, (210) 207-6971, [Jesse.Quesada@sanantonio.gov](mailto:Jesse.Quesada@sanantonio.gov), Transportation & Capital Improvements Department)

**Comprehensive Master Plan Amendments**

10.    [17-1157](#)    PLAN AMENDMENT # 17014 (Council District 3): A request by Brown & Ortiz, for approval of a resolution to amend the future land use plan contained in the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low-Density Residential” to “Community Commercial” on 1.6142 acres out of NCB 3819 and NCB 3815 and to “Neighborhood Commercial” on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, [Nyliah.Acosta@sanantonio.gov](mailto:Nyliah.Acosta@sanantonio.gov) Development Services Department) (Associated Zoning Case Z2017049)

11.     [17-1189](#)     PLAN AMENDMENT # 17015 (Council District 10): A request by Salah E, Diab 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 from "Suburban Tier" to "General Urban Tier" on 18.2274 acres out of NCB 16587, located in the 16300 Block of Nacogdoches Road. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov) Development Services Department) (Associated Zoning Case Z2017047)

#### **Annexation**

12.     [17-1256](#)     A public hearing and resolution recommending the approval of the Fourth Amendment and restated agreement to extend Limited Purpose Annexation and to extend the date for Full Purpose Annexation to February 2, 2047 between Presto Tierra, LLC, PDC Preserve at the Medina River LTD., CST Stations Texas, LLC and the City of San Antonio for approximately 534.22 acres of land generally located at the southwest corner of State Highway 16 and Watson Road, known as South Lake and terminating the associated Development Agreement approved by City Council on January 5, 2006. [Bridgett White, Director of the Department of Planning and Community Development, 210-207-0147, [bridgett.white@sanantonio.gov](mailto:bridgett.white@sanantonio.gov)].

#### **Other Items**

13.     [17-1366](#)     Resolution appointing members of the Planning Commission to the Planning Commission Technical Advisory Committee and to the Nominating Committee. (Yvette Thomas, Sr. Planner, (210) 207-8214, [yvette.thomas@sanantonio.gov](mailto:yvette.thomas@sanantonio.gov), Development Services Department)

#### **Approval of Minutes**

14.     [17-1301](#)     Consideration and Action on Minutes from January 11, 2017

#### **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.**