

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, February 8, 2017

2:00 PM

1901 S. Alamo

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

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. [17-1422](#) 150542: Request by Peter Greenblum, 214C, LLC., for approval to subdivide a tract of land to establish Josephine IDZ Subdivision, generally located northwest of the intersection of East Grayson Street and Hackberry Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

2. [17-1364](#) 160132: Request by Bruce Cash, I-10 Investments, LTD., for approval to replat a tract of land to establish Paloma Replat Subdivision, generally located southwest of Interstate Highway 10 East and Weichold Road Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)Juanita.romero@sanantonio.gov, Development Services Department)

3. [17-1367](#) 160210: Request by Robert Trautmann, Marbach Development, LTD., for approval to replat and subdivide a tract of land to establish Park Place Phase II, Unit 6B Subdivision, generally located northwest of the intersection of Marbach Road and Rousseau. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

4. [17-1482](#) 160355: Request by Bradley J. Stein, Forestar (USA) Real Estate Group, Inc., for approval to subdivide a tract of land to establish Monteverde Unit-1, Phase 2 (Enclave) Subdivision, generally located northwest of the intersection of Marriott Parkway and Monteverde Heights. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

5. [17-1514](#) 160422: Request by Charlie Turner, K/T TX Holdings, LLC, for approval to subdivide a tract of land to establish Pearl District Townhomes, IDZ Subdivision, generally located at the intersection of Interstate Highway-35 North Access Road and Oleander Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

6. [17-1406](#) PLAN AMENDMENT # 16010 (Council District 9): 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 from "Suburban Tier" to "General Urban Tier" on 10.673 acres of land out of NCB 18218, generally located in the 23000 Block of North U.S. Highway 281. Staff recommends Approval. (Shepard Beamon, Planner (210) 207-3074, shepard.beamon@sanantonio.gov Development Services Department) (Associated Zoning Case Z2016040)

7. [17-1516](#) 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 from "Rural Estate Tier" to "General Urban Tier" on Lot 1, Block 37, NCB 19216, located at 20700 Block of Blanco Road. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Number Z2016283 ERZD)

8. [17-1370](#) PLAN AMENDMENT # 17017 (Council District 7): A request by Kaufman & Killen, 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 from "Mixed Use Center" to "Regional Center" on Lot P-5B, P-5G, and P-5H, NCB 16051, located in the 8200 Block of West Loop 1604 North Road. Staff Recommends Denial. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Number Z2017058 S)

9. [17-1491](#) PLAN AMENDMENT # 17020 (Council District 8): A request by Brown & Ortiz PC. for approval of a resolution to amend the future land use contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on 4.274 acres out of NCB 34034, located in the 140-150 Block of Palmilla Court. Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, Oscar.Aguilera@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2017035)
10. [17-1416](#) (Continued from 1/11/17) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by: (1) Realigning a proposed segment of Mechler Rd., a Secondary Arterial Type A, between existing Mechler Rd. and proposed Galm Rd.; (2) Realigning a proposed segment of the North/South Connector also known as Stevens Parkway, a Secondary Arterial Type A, between Potranco Rd. and proposed Galm Rd.; (3) Realigning a proposed segment of Marbach Rd. also known as W. Grosenbacher, a Secondary Arterial Type A, between proposed Highway 211 and proposed Mechler Rd.; (4) Designating a segment of Potranco Rd. as a Primary Arterial between Hollimon Parkway and Mechler Rd. also known as CR 381; and (5) Realigning a proposed segment of Galm Rd., a Secondary Arterial Type A, running east 1.4 miles from the proposed Mechler Rd. Staff recommends approval. (Rebecca Pacini, AICP, Senior Transportation Planner, (210) 207-4087, rebecca.pacini@sanantonio.gov, Transportation & Capital Improvements Department)

Approval of Minutes

11. [17-1517](#) Consideration and Action on Minutes from January 25, 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.