

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, April 26, 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 |

12:00 P.M. - Work Session - The Alamo Plaza Master Plan briefing , 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.

Planned Unit Development

1. [17-2710](#) 16-00004: Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Landing at French Creek Planned Unit Development, P.U.D. Subdivision, generally located northeast of the intersection of Old Prue Road and Bandera Road. The property is zoned “R-6” Residential Single Family Planned Unit Development. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)Services Department)

Plats

2. [17-2569](#) 160028: Request by Todd A. Piland, HEB Grocery Company LP., for approval to replat and subdivide a tract of land to establish Alamo Ranch Tract 10 Commercial Subdivision, generally located at the intersection of Alamo Ranch Parkway and Alamo Parkway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
3. [17-2746](#) 160157: Request by Thomas Smith, for approval to replat a tract of land to establish Stuart Estates Replat Subdivision, generally located south of Bernhardt Road and east of Stuart Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
4. [17-2881](#) 160202: Request by Wyatt Truscheit, IDEA Public Schools, for approval to subdivide a tract of land to establish IDEA-Pearsall Subdivision, generally located at the intersection of Ray Ellison Boulevard and Old Pearsall Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

5. [17-2696](#) 160350: Request by Chris Stevens, New Era SA, LLC., for approval to subdivide a tract of land to establish Sendero Ridge Commercial Subdivision, generally located west of the intersection of Loop 1604 East and Redland Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

6. [17-2759](#) 160509: Request by Jeremy Flach, Meritage Homes of Texas, LLC, for approval to replat and subdivide a tract of land to establish Westpointe East, Unit -33, Phase 1A Subdivision, generally located east of Talley Road and south of Wiseman Boulevard. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

7. [17-2598](#) 160580: Request by Brian Otto, Meritage Homes of Texas., for approval to replat and subdivide a tract of land to establish Landing at French Creek Enclave / PUD Subdivision, generally located at the intersection of Prue Road and Old Prue Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

8. [17-2440](#) 170064: Request by Jay Patterson, Southerland Canyons II, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 3 Enclave Subdivision, generally located southwest of Kendall Canyon and Edens Canyon. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

9. [17-2558](#) 170145: Request by Bryan Sims, HDC Freedom Hills LLC, for approval to replat and subdivide a tract of land to establish Freedom Hills Units 3 and 4 Subdivision, generally located southeast of the intersection of Interstate Highway 410 and Ray Ellison Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

10. [17-2578](#) 170192: Request by Bruce C. Petersen, US Relp Westridge, LLC., for approval to replat a tract of land to establish La Cantera West Ridge II (Enclave) Subdivision, generally located north of the intersection of La Cantera Parkway and Loop 1604. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Land Transaction

11. [17-2457](#) S.P. 1946: A resolution supporting the closure, vacation and abandonment of 0.096 of an acre of an unimproved alley Public Right of Way, located adjacent to 205 West Harlan Avenue, in Council District 3, as requested by Roland Huerta. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)

Comprehensive Master Plan Amendments

12. [17-2822](#) PLAN AMENDMENT # 17042 (Council District 3): A request by the Lifshutz Companies, LP, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of 5.381 acres out of NCB 7456, located at 2450 Roosevelt Avenue from "Business Park" to "Mixed Use." Staff recommends Approval. (Mary Morales-Gonzales, Sr. Planner (210) 207-5550, Mary.Morales-Gonzales@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2017131)
13. [17-2667](#) PLAN AMENDMENT # 17044 (Council District 7): A request by Brown & Ortiz for approval of a resolution to amend the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" and "Parks and Open Space" to "Community Commercial" on 5.7237 acres out of NCB 18230 and NCB 15664, located at 9599 Braun Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017135)

14. [17-2650](#) PLAN AMENDMENT # 17045 (Council District 5): A request by City of San Antonio for approval of a resolution to amend the future land use contained within the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “Regional Commercial” Lots 1 through 10, Block 15, NCB 8911, located at 2706 W. Southcross Boulevard. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017138)

Other Items

15. [17-2867](#) A Briefing and Possible Action on a Council Consideration Request by Councilman Ray Lopez to amend Chapter 6 of the City Code to establish a five year waiting period after a street has been renamed. [Roderick J. Sanchez, Assistant City Manager; Michael Shannon, Interim Director, Development Services]

Approval of Minutes

16. [17-2803](#) Consideration and Action on Minutes from April 12, 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) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf).

**Language interpreters are available at the meeting.
For more information call (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) 207-7720) o al 711 (servicio de transmitir para sordos).

**Interpretes estarán disponibles en la reunión.
Para mayor informes, favor de llamar (210) 207-6044.**