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City of San Antonio

AGENDA
Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, February 25, 2015 **2:00 PM** **1901 S. Alamo**

Planning Commission Members
Marcello Diego Martinez, Chair |
George Peck, Vice Chair | Andrea Rodriguez, Chair Pro Tem |
Jody R. Sherrill | Angela Rinehart | Michael Garcia Jr. |
George McNair | Aaron Seaman | Bradley Carson |

Ex-Officio Members
Orlando Salazar, Chair Zoning Commission | Andrew Ozuna, Chair Board of Adjustment |
Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

A majority of appointive members, other than ex officio, shall constitute a quorum.

1:30 P.M. - Work Session, Tobin Room

A. Briefing on the status of the City's Comprehensive Plan update, the Annexation 360 program, and the requested incorporation of Savannah Heights. (Department of Planning & Community Development)

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.

Plat(s)

1. **15-1591** 130403: Request by Charles Marsh, Centex Homes, for approval to replat and subdivide a tract of land to establish Reserve of Lost Creek, Unit 2A & 2B Subdivision, generally located north of the intersection of Old Paseo Way and Paraiso Gate. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

2. **15-1673** 140379: Request by Shannon Livingston, WS-SAS Development, LLC., for approval to replat and subdivide a tract of land to establish Stillwater Ranch Unit 16 & 19 Subdivision, generally located northwest of the intersection of Silver Pointe and Stillwater Parkway. Staff recommends Approval. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

3. **15-1546** 140381: Request by Ian Cude, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 14A Subdivision, generally located west of the intersection of Red Maple Way and Culberson Mill. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

4. **15-1470** 150164: Request by Jeremy Flach, Meritage Homes of Texas, L.L.C, for approval to replat a tract of land to establish Castle Hills U1, Enclave BSL Replat Subdivision, generally located southeast of the intersection of Amhurst Drive and Silver Oaks Drive. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department)

Time Extension(s)

5. **15-1687** 110099: Request by Jason Gale, Waterwood Office, LLC. for approval of a two (2) year time extension in accordance with Section 35-430(f) of the City of San Antonio's Unified Development code (UDC), for the Waterwood Office Subdivision, generally located on the north side of F.M. Loop 1604 and west of IH-37. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Land Transaction(s)

6. **15-1676** Consideration of a Resolution supporting and recommending City Council approve a request by the City of San Antonio Transportation & Capital Improvement Department, Traffic Engineering Division requesting to close the railroad crossing on Hoefgen at Essex through the placement of guardrails. Staff recommends Approval. (Bianca Thorpe, Sr. Transportation Engineer (210) 207-1484, bianca.thorpe@sanantonio.gov, Transportation & Capital Improvement Department)

Comprehensive Master Plan Amendment(s)

7. **15-1728** A request by P. W. Christensen, 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 approximately 3.999 acres of land out of Lots 11 and 16 in NCB 13663, located at 7401 Wurzbach Road, from "Regional Center" to "Mixed Use Center". Staff recommends Approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

8. 15-1729 A request by Brown & Ortiz, P.C., for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 15.531 acres of land out of NCB 14945 generally located at the southwest corner of the intersection of Thousand Oaks Drive and Wurzbach Parkway, from "Mixed Use" to "High Density Residential" on 13.007 acres and from "Mixed Use" to "Regional Commercial" on 2.524 acres. Staff recommends Approval. (Robert C. Acosta, Planner (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

9. 15-1366 Public hearing and consideration of a resolution to allow the Community of North Savannah Heights to incorporate as a General Law Type A city within the City of San Antonio's Extraterritorial Jusrisdication (ETJ). The subject area is generally located to the west of State HWY 16 S. and south Loop 1604 in southwest Bexar County. Staff recommends Denial. (Sidra Maldonado, Senior Planner, (210) 207-8187, Sidra.Maldonado@sanantonio.gov, Department of Planning & Community Development)

Approval of Minutes

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).

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 esta¬cionamiento. 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).