

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

---

Wednesday, July 12, 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.     [17-4055](#)     150515: Request by Gene Toscano, owner of Gene Toscano, Inc., for approval to replat and subdivide a tract of land to establish Solea Stone Oak Subdivision, generally located northeast of the intersection of Crescent Oaks and Hardy Oak Boulevard. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
  
2.     [17-4114](#)     160227: Request by Donald R. Clauson, Rittiman-Clauson, LLC, for approval to replat a tract of land to establish Lock Away Storage Nacogdoches Subdivision, generally located southwest of the intersection of Nacogdoches Road and Kings Mountain Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
3.     [17-4084](#)     160365: Request by Rafael & Señorina Quesada, for approval to replat and subdivide a tract of land to establish Villaret Subdivision, generally located north of Villaret Boulevard and east of Palo Alto Road-Highway 422. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
4.     [17-4089](#)     160435: Request by Curtis Davidson, owner of Davaus Three, LP, for approval to plat and subdivide a tract of land to establish Stone Oak Storage Subdivision, generally located southwest of the intersection of Stone Oak Parkway and Estate Hill Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
  
5.     [17-4091](#)     160436: Request by Lloyd A. Denton, Jr., Cantera Hills, Unit-1, Ltd., for approval to subdivide a tract of land to establish Cantera Hills, Unit-1 Subdivision, generally located northwest of the intersection of Babcock Road and Scenic Loop Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

6. [17-4087](#) 160481: Request by Blake Harrington, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Alamo Ranch Unit 52B-1, Enclave Subdivision, generally located east of Alamo Parkway and north of Wiseman Boulevard. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
7. [17-4017](#) 160499: Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 3B Subdivision, generally located east of the intersection of Arcadia Path and Brick Lane. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
8. [17-4115](#) 160502: Request by Eduardo Melendez for approval to replat a tract of land to establish Melendez Subdivision, generally located northwest of the intersection of Jarratt Road and Kenagy Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
9. [17-3833](#) 170076: Request by Juan Willars, for approval to replat and subdivide a tract of land to establish Willars Subdivision, generally located northwest of the intersection of Betty Lou Drive and North West Dorothy Louise Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
10. [17-4088](#) 170120: Request by Lloyd A. Denton, Jr. Shavano Rogers Ranch Road No. 3, Ltd., for approval to subdivide a tract of land to establish Shavano Ranch Road, Phase III Subdivision, generally located northeast of the intersection of Loop 1604 and Military Highway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

11. [17-3990](#) 170193: Request by Jay Hanna, HM Leonard Development, Inc., for approval to replat and subdivide a tract of land to establish Balcones Creek Ranch Unit 7A, Enclave Subdivision, generally located southwest of the intersection of Interstate Highway 10 West and Balcones Creek Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

### Variance

12. [17-4046](#) TPV 17-013 Variance Request by Mr. Jon Robinson, for approval of a tree preservation variance request from Unified Development Code 35-523 (h), "significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas." Staff recommends Approval. (Herminio Griego, (210) 207-6042, [herminio.griego@sanantonio.gov](mailto:herminio.griego@sanantonio.gov), Development Services Department)

### Comprehensive Master Plan Amendments

13. [17-4019](#) PLAN AMENDMENT CASE # 17058 (Council District 2): A request by Nicolas Rivard for approval of a resolution to amend the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on Lots 4, 5, 6 and 7, located at 113, 115, and 119 Arthur 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 Z2017183)

### Approval of Minutes

14. [17-4104](#) Consideration and Action on Minutes from June 28, 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.**