

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, May 10, 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

Briefing on the Neal Road Annexation Area. (Priscilla Rosales -Piña, Planning Coordinator, Planning and Community Development, 207-7839, Priscilla.Rosales-Pina@sanantonio.gov).

Briefing on the City Properties Transfer to the National Park Service at Mission San José. (Colleen Swain, (210) 207-4089, Colleen.Swain@sanantonio.gov, World Heritage Office).

Briefing on the Interlocal Agreement between the City of San Antonio “COSA” and the Port Authority of San Antonio “PortSA” which defers building permitting and inspections to PortSA (Michael Dice, Policy Administrator, Development Services Department, michael.dice@sanantonio.gov, 210-207- 7877).

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. [17-3129](#) 150359: Request by Leo Gomez, Brooks Development Authority for approval to replat and subdivide a tract of land to establish BCB-Aviation LNDG 2 Subdivision, generally located southwest of the intersection of City Base Landing and Goliad Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

2. [17-3122](#) 150387: Request by George A. “Chip” Field, Potranco 2013 Land, LTD, for approval to subdivide a tract of land to establish Stevens Ranch, POD 2A Subdivision, generally located northeast of the intersection of Potranco Road and Stevens Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

3. [17-3027](#) 160125: Request by Brian Barron, Vice-President of Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Ashton Park Unit 3 (Enclave) Subdivision, generally located southwest of the intersection of Raceland Road and Sebastian Farm. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

4. [17-3061](#) 160264: Request by James H. Japhet, NAPA Oaks SA, Ltd., for approval to subdivide a tract of land to establish NAPA Oaks, Unit-5 P.U.D. Subdivision, generally located north of the intersection of Gelvani Vina and Versant Hills. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

5. [17-3097](#) 160302: Request by Gordon V. Hartman, Neighborhood Revitalization Initiative, LTD., for approval to subdivide a tract of land to establish Northeast Crossing Units 11A & 13 (TIF) Subdivision, generally located north of the intersection of Cielo Ranch Road and East Midcrown Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

6. [17-3030](#) 160429: Request by Norman T. Dugas, Jr., Remuda 530, L.P., for approval to subdivide a tract of land to establish Remuda Ranch North Unit 9 Subdivision, generally located west of the intersection of Galm Road and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

7. [17-2987](#) 160483: Request by Sylvia Rusti, for approval to replat and subdivide a tract of land to establish Rusti Ranch Subdivision, generally located northeast of the intersection of South Glenrose Road and Sunny Meadow Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

8. [17-3015](#) 160524: Request by Brian Otto, Meritage Homes of Texas, L.L.C., for approval to subdivide a tract of land to establish Tribute Ranch, Unit 1 Subdivision, generally located southwest of the intersection of F.M. 1560 and Galm Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

9. [17-3126](#) 160572: Request by Leslie K. Ostrander, Authorized Agent for Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Redbird Ranch Unit 8B Subdivision, generally located northeast of the intersection of Hollimon Parkway and Reeves Loop. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

10. [17-2598](#) 160580: (Continued from the April 26, 2017 Planning Commission) 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)
11. [17-3028](#) 170034: Request by Harry Hausman, Vintage Oaks, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Unit 2, Subdivision, generally located northwest of the intersection of Omicron Drive and Potranco Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
12. [17-3121](#) 170035: Request by Harry Hausman, Vintage Oaks, LLC., for approval to subdivide a tract of land to establish Hunter's Ranch Unit 1 Subdivision, generally located south of the intersection of Potranco Road and County Road 381. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
13. [17-2924](#) 170043: Request by Carlo Guttierrez, CP Hauling, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Unit-2A (Enclave) Subdivision, generally located southeast of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
14. [17-3096](#) 170127: Request by Jim Rado, David Weekly Homes, for approval to replat a tract of land to establish 201 Probandt (IDZ) Subdivision, generally located southwest of the intersection of Clay Street and Probandt Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Land Transaction

15. [17-2991](#) S.P. 2044 A Resolution supporting the declaration as surplus and sale of approximately 5.8 acres of unimproved property located at the corner of Richland Hills and Ingram Road (NCB 15329, BLK, Lot P-24D) for the development of a Public-Private Partnership (P3) Senior Independent Living Facility. Staff recommends approval. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, Transportation & Capital Improvements)

Comprehensive Master Plan Amendments

16. [17-3066](#) (Continued from 04/26/17) PLAN AMENDMENT CASE # 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)
17. [17-2961](#) PLAN AMENDMENT CASE # 17040 (Council District 8): A request by Kaufman and Killen for approval of a resolution to amend 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 Lot P-8B and P-8C, NCB 14615, located in the 8100 Block of W Hausmann Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017122)

18. [17-2932](#) PLAN AMENDMENT CASE # 17046 (Council District 1): A request by Kyle Zochert for approval of a resolution to amend the Five Points 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 Lot 24, NCB 3599, located at 614 W Elmira Street. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017139)
19. [17-2962](#) PLAN AMENDMENT CASE # 17047 (Council District 10): A request by Brown and Ortiz for approval of a resolution to amend the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on Lots 45-50, Block 1, NCB 14149, located at 4130-4150 Swans Landing. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017144)
20. [17-3104](#) PLAN AMENDMENT CASE # 17048 (Council District 8): To amend 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 6.117 acres out of NCB 18333, located at 123 Heuermann Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017147)
21. [17-2998](#) PLAN AMENDMENT CASE # 17050 (Council District 2): A request by Mosaic Land Development, LLC for approval of a resolution to amend the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks and Open Space” and “Low Density Residential” to “Low Density Residential” on P-9A, P9-B, P-10, P-11, NCB 16552, located in the 6300 Block of East Loop 1604 North. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, Erica.Greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017153)

22. [17-3103](#) PLAN AMENDMENT CASE # 17051 (Council District 1): A request by Melrose Place, LLC c/o Charles Turner for approval of a resolution to amend the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on Lots 17 and 18, Block 3, NCB 7303, located at 200 and 204 Melrose Place. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017156)

Other Items

23. [17-2628](#) Case #17-2628: A resolution supporting the closure, vacation, abandonment and transfer of ownership to the National Park Service, the former road alignments of Napier Avenue, Mission Road, Woodhull Drive, and Trawalter Drive for a total of 2.1676 acres and six tracts of adjacent City-owned property located near Mission San José for a total of 10.6852 acres; and the City to accept 0.1008 acres of property within the San Antonio Missions National Historical Park from the National Park Service, all in City Council District 3. Staff recommends Approval. (Colleen Swain, (210) 207-4089, Colleen.Swain@sanantonio.gov, World Heritage Office)

Approval of Minutes

24. [17-3102](#) Consideration and Action on Minutes from April 26, 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.**