

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, June 27, 2018

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 |

Casey Whittington, Vice Chair | Christopher Garcia, Pro-Tem |

Michael Garcia Jr. | June Kachtik | Kacy Cigarroa | Andrew Ozuna | Jessica Brunson

Connie Gonzalez

Ex-Officio Members

Dr. Francine Romero, Chair Zoning Commission | John Kuderer, Chair Board of Adjustment |

Rey Saldaña, Councilmember | Sheryl Sculley, City Manager |

1:30 P.M. - Work Session, Tobin Room. Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

1. Briefing on proposed changes to an Ordinance amending Chapter 16, Licenses and Business Regulations, and Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, relating to Short Term Rentals. (Tony Felts, AICP Interim Policy Administrator, (210) 207-0153, Tony.Felts@sanantonio.gov, Development Services Department.)

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. [18-4071](#) 160545: Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to subdivide a tract of land to establish Ranch View-Unit 9A Subdivision, generally located north of the intersection of Ranch View West and Ranch Bend. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

2. [18-3800](#) 170175: Request by Rick Patel, Sraya Hotel Group, LLC, for approval to replat and subdivide a tract of land to establish Alyssa Hotels Subdivision, generally located northeast of the intersection of Rittiman Road and IH-35. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

3. [18-3892](#) 170323: Request by Joseph Hernandez, KB Home Lone Star Inc., A Texas Corporation, for approval to replat and subdivide a tract of land to establish Champions Landing Unit 2 Subdivision, generally located southeast of the intersection of Charismatic and Battlecry. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

4. [18-4070](#) 170456: Request by Alan F. Scott, 242 Cresta Bella Ltd., for approval to subdivide a tract of land to establish Cresta Bella Unit 6B Enclave Subdivision, generally located south of the intersection of Bella Sky and Bella Cloud. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

5. [18-3779](#) 170481: Request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB-Inner Circle Dr., Unit 4 Subdivision, generally located south of the intersection of Louis Bauer Drive and Inner Circle Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
6. [18-3948](#) 170557: Request by Brian Otto, Meritage Home of Texas, LLC., for approval to subdivide a tract of land to establish Sienna Subdivision Phase 1, generally located north of the intersection of Redland Road and Gold Canyon Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
7. [18-3997](#) 170582: Request by Brian Barron, Vice President, Southstar Mission Del Lago Developer, LLC., for approval to subdivide a tract of land to establish Mission Del Lago Unit 11A (T.I.F.) Subdivision, generally located south of the intersection of Clubhouse Boulevard and Mission Grande. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
8. [18-4074](#) 180013: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch Unit 2D Subdivision, generally located northeast of the intersection of F.M. 471 and Talley Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
9. [18-3807](#) 180072: Request by Joe Hernandez, KB Home Lone Star Inc., for approval to replat a tract of land to establish KB Eckhert Subdivision, generally located southeast of the intersection of Huebner Road and Eckhert Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

10. [18-3912](#) 180116: Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Nopalito Subdivision, generally located southwest of Gibbs-Sprawl Road and Walzem Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

11. [18-3871](#) (Continued from 05/23/18) PLAN AMENDMENT CASE # 18055 (Council District 8): A request by UP Engineering, LLC 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 “Rural Estate Tier” to “Agribusiness Tier” on Lot 52, Lot 53, Lot 54, and Lot 55, NCB 35733, located at 20951 Milisa Drive. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018177)
12. [18-4053](#) PLAN AMENDMENT CASE # 18070 (Council District 2): A request by Melissa Rodriguez, applicant, to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” to “General Commercial” on Lot 41, Block 14, NCB 10251, located at 302 Bellinger Street. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018233 CD)

13. [18-4063](#) PLAN AMENDMENT CASE # 18072 (Council District 1): A request by Patrick Christensen for approval of a resolution to amend the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Mixed Use” and “Low Density Residential” to “Low Density Mixed Use” on 0.628 acres out of NCB 2995, located at 305 East Courtland Place. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018235)
14. [18-4054](#) PLAN AMENDMENT CASE # 18071 (Council District 8): A request by Patrick Christensen 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 “Regional Center” on Lot 4, Block 7, NCB 14848, located at 14886 Tradesman Drive. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018234 S)

Approval of Minutes

15. [18-4052](#) Consideration and Action on the Minutes from June 13, 2018.

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.

**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.**

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).

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).