

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, September 11, 2019

2:00 PM

1901 S. Alamo

Planning Commission Members

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

Christopher Garcia, Chair |
Connie Gonzalez, Vice Chair | George Peck, Pro-Tem |
Michael Garcia Jr. | June Kachtik | Vacant | Julia Carrillo | Jennifer Ramos |
Dr. Cherise Rohr-Allegrini |

Ex-Officio Members

Joy McGhee, Chair Zoning Commission | Roger Martinez, Chair Board of Adjustment |
Rey Saldaña, Councilmember | Erik Walsh, City Manager |

1:00 P.M. - Work Session, Tobin Room. A briefing on the SA Climate Ready Climate Action Adaptation Plan, San Antonio's plan to address greenhouse gas reduction and climate adaptation.

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.

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. [19-6700](#) 180039: Request by Antonio Gaona, Converse Plaza 78, LLC, for approval to subdivide a tract of land to establish FM 78 Plaza Phase 2 Subdivision, generally located southeast of FM 78 (Seguin Road) and Beech Trail. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

2. [19-6701](#) 180070: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Winterfell Subdivision Unit 1, generally located southeast of the intersection of Binz-Engleman Road and Foster Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

3. [19-6358](#) 180223: Request by Sadruddin Sarfani, AAMSHU Inc., for approval to replat a tract of land to establish Sarfani Plaza subdivision, generally located northeast of the intersection of North Loop 1604 East and Redland Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

4. [19-6703](#) 180262: Request by Lloyd Denton Jr., SA Kinder West Unit 4, Inc, for approval to replat and subdivide a tract of land to establish Kinder West, Unit 4 (Enclave) Subdivision, generally located northwest of the intersection of Bulverde Road and Kinder Parkway. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

5. [19-6530](#) 180318: Request by Timothy Pruski, Bella Vista C.M.I., LTD, for approval to subdivide a tract of land to establish Hunters Ridge Unit-8 Subdivision, generally located southeast of the intersection of Bobwhite Way and Hunters Ranch. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

6. [19-6830](#) 180336: Request by Benjamin R. Scot, H-E-B LP, for approval to subdivide a tract of land to establish S Foster & E Houston Sub Subdivision, generally located southwest of the intersection of South Foster Road and F.M 1346. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.bernal@sanantonio.gov, Development Services Department)
7. [19-6702](#) 180361: Request by Eric and Julee Batchelor, for approval to replat and subdivide a tract of land to establish Batchelor Subdivision (PUD), generally located northwest of Kendall Canyon and Scenic Loop. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
8. [19-6393](#) 180413: Request by Brian Barron, Lennar Homes of Texas, for approval to subdivide a tract of land to establish Ashton Park Unit 7 (Enclave) Subdivision, generally located southeast of the intersection of Potranco Road and Stagehand Drive. Staff recommends Approval. (Richard Carrizales, Senior Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
9. [19-6457](#) 180491: Request by Leslie Ostrander, Continental Homes of Texas LP, for approval to subdivide a tract of land to establish Langdon Unit 1 Subdivision, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Richard Carrizales, Senior Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
10. [19-4368](#) 180558: Request by Robb Crumpton, Stone Oak Residences, LLC, for approval to Replat a tract of land to establish LIV Wilderness Oak Subdivision, generally located east of the intersection of Blanco Road and Wilderness Oak. Staff recommends Approval. (Richard Carrizales, Senior Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)

11. [19-6704](#) 180577: Request by Bruce Cash, PDI Development, Inc., for approval to replat and subdivide a tract of land to establish Paloma Subdivision Unit 2A, generally located west of Nieto Drive and Charpak Drive. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
12. [19-6705](#) 18-900124: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to replat and subdivide a tract of land to establish Prescott Oaks, Unit 2 Subdivision, generally located south of intersection of Galm Road and Braun Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
13. [19-6706](#) 19-11800054: Request by Robert W. Witte, HT Stone Oak, Land Limited Partnership, for approval to replat a tract of land to establish Coronado Subdivision Unit 2 Enclave, generally located northwest of the intersection of Denali and Bear River. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
14. [19-6669](#) 19-11800087: Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Mi Sueno at Monte Viejo Unit 4 & 5 Subdivision, generally located at the intersection of Glasgow Drive and Copinsay Avenue. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-0210, Jose.Garcia4@sanantonio.gov, Development Services Department)]

Comprehensive Master Plan Amendments

15. [19-6428](#) PLAN AMENDMENT CASE PA-2019-11600044 (Council District 8): A request by Kaufman and Killen, representative, 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 “Suburban Tier” on 18.66 acres out of NCB 18333, located at 7580 Luskey Boulevard. Staff recommends Approval. (Associated Zoning Case Z-2019-10700164) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

16. [19-6455](#) PLAN AMENDMENT CASE PA-2019-11600050 (Council District 7):
A request by Munir Ammari, applicant, 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 1, Block 4, NCB 13722, located at 5603 Kenwick Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700177) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
17. [19-6761](#) PLAN AMENDMENT CASE PA-2019-11600053 (Council District 2):
A request by Harris-Bay, applicant, for approval of a Resolution 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 “Light Industrial” to “Medium Density Residential” on Lot 10, Block 17, NCB 664, located at 1101 South Cherry Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700188) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
18. [19-6427](#) PLAN AMENDMENT CASE PA-2019-11600054 (Council District 2):
A request by Brown & Ortiz, P.C., representative, 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 0.761 acres out of NCB 530, located at 931 North Olive Street. Staff recommends Denial. (Associated Zoning Case Z-2019-10700191) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

19. [19-6571](#) PLAN AMENDMENT CASE PA-2019-11600055 (Council District 2):
A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Camelot 1 Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Business Park” to “Medium Density Residential” on Lots 2, 3, 5, 6, and 7, Block 2, NCB 16927 and Lots 2, 3, 4, and 5, Block 3, NCB 16927, generally located west of Walzem Road and Dial Ike Drive. Staff recommends Approval. (Associated Zoning Case Z-2019-10700192) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)
20. [19-6456](#) PLAN AMENDMENT CASE PA-2019-11600061 (Council District 3):
A request by Brown and Ortiz, applicant, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Country Tier” to “Specialized Center” on 426.485 acres out of NCB 15665, located at 15770 South US Highway 281. Staff recommends Approval. (Associated Zoning Case Z-2019-10700211) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

Resolutions

21. [19-6364](#) Resolution recommending the declaration as surplus and authorizing the sale of 12.38 acres of the decommissioned city-owned Southeast Service Center in NCB 10934 BLK LOT 45 located at 7402 S. New Braunfels Ave in Council District 3. Staff recommends approval. [Deborah Bell, Neighborhood and Housing Services, Neighborhood Improvement Bond, Senior Real Estate Specialist, (210) 207-5460, deborah.bell@sanantonio.gov]
22. [19-6849](#) A resolution supporting adoption of the SA Climate Ready, Climate Action and Adaptation Plan. Staff recommends Approval. (Douglas Melnick, Chief Sustainability Officer, (210)207-1721, douglas.melnick@sanantonio.gov, Office of Sustainability)

Approval of Minutes

23. [19-6569](#) Consideration and Action on the Minutes from August 28, 2019.

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.

Spanish interpreters are available at all the meetings. Interpreters for other languages must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6310. This service is at no cost to our citizens.

Hay servicios de traducción simultánea para español disponibles. Interpretes para otros idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6310. Esto es un servicio gratis.

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).