

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, October 25, 2017**

**2:00 PM**

**1901 S. Alamo**

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#### 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.     [17-5767](#)     160216: Request by Elizabeth and David Marcel, for approval to replat a tract of land to establish Davis Saddle Trail Subdivision, generally located northeast of the intersection of Saddle Trail Drive and House Mountain Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
2.     [17-5848](#)     160389: Request by Cheri Bormar, Stampede Industries, LLC, for approval to replat a tract of land to establish Riverside at 84 Lumber Subdivision, generally located northwest of the intersection of East Southcross Boulevard and Riverside Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
3.     [17-5653](#)     160441: Request by Drake Thompson, McMillin Cliffs at Cibolo, LLC, for approval to replat and subdivide a tract of land to establish North Pointe Unit 4B-1 PUD Subdivision, generally located northwest of the intersection of Woodlawn Ridge and Cliff Canyon. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
4.     [17-5826](#)     160466: Request by Jay A. Hanna, WPE Ventures, LLC., for approval to subdivide a tract of land to establish Westpointe East, Unit 22-I (Enclave) Subdivision, generally located west of the intersection of Bucker Pass and Merritt Park. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
5.     [17-5673](#)     160544: Request by Leslie Ostrander, Authorized Agent for Chtex of Texas, Inc. and Melissa Youngblood, One KR Venture, LP, for approval of to subdivide a tract of land to establish Ranch View- Unit 9B Subdivision, generally located east of the intersection of Ranch View West and Ranch Bend. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

6. [17-5833](#) 160578: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Valley Ranch-Unit 3A Enclave Subdivision, generally located northwest of the intersection of FM 471 and Ranch View West road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
7. [17-5644](#) 170081: Request by Brian Otto, Meritage Homes, for approval to replat a tract of land to establish Arcadia Ridge PH2, Unit – 6A Subdivision, generally located southeast of the intersection of Arcadia Path and Tripoli. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
8. [17-5857](#) 170379: Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to subdivide a tract of land to establish Copper Canyon Unit 1-A Subdivision, generally located east of the intersection of U.S. Highway 90 and Masterson Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)
9. [17-5610](#) 170425: Request by Calvin Finch, Dreamhill Estates Education Resource Center, for approval to replat a tract of land to establish Dreamhill Estates ERC Subdivision, generally located southeast of the intersection of Dorothy Louise Drive and West Beverly Mae Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, [christopher.mccollin@sanantonio.gov](mailto:christopher.mccollin@sanantonio.gov), Development Services Department)
10. [17-5776](#) 170447: Request by M2G Stone Oak, Ltd., for approval to subdivide a tract of land to establish West Creek-Phase 1 Subdivision, generally located northeast of Loop 1604 and W. Military Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
11. [17-5595](#) 170448: Request by Ty Thaggard, M2G Stone Oak LTD., for approval to subdivide a tract of land to establish West Creek – Phase 2 Subdivision, generally located north of the intersection of Loop 1604 and W Military Drive. Staff recommends Approval. Matthew Ozuna, Planner, (210) 207-7898, [matthew.j.ozuna@sanantonio.gov](mailto:matthew.j.ozuna@sanantonio.gov), Development Services Department)

12. [17-5598](#) 170576: Request by Herman J. and Kristel Esparza, for approval to replat a tract of land to establish Esparza Residence BSL generally located southwest intersection of Longfield Drive and Stairrock Street. Staff recommends Approval. (Valerie Huerta, Planner, (210) 207-0533, Valerie.Huerta@sanantonio.gov, Development Services Department)

### Variances

13. [17-5822](#) TPV 17-019: Variance Request by Karl Baker, 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. (Mark Bird, (210) 207-0278, Mark.Bird@sanantonio.gov, Development Services Department)

### Comprehensive Master Plan Amendments

14. [17-5908](#) (Continued from 09/27/17) PLAN AMENDMENT CASE # 17080 (Council District 6): A request by Jerry Arredondo for approval of a resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Suburban Tier” to “Specialized Center” on Lot P-200 and Lot P-201, NCB 18049, located at 7510 Grissom Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017270 S)

15. [17-5760](#) (Continued from 10/11/17) PLAN AMENDMENT CASE # 17083 (Council District 1): A request by Joseph Tober, P.E. for approval of a resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" to "High Density Residential" on 0.47 acres out of NCB 8417, located at 1006 Vance Jackson Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017274).
16. [17-5835](#) PLAN AMENDMENT CASE # 17088 (Council District 1): A request by the Majid Mahrafza for approval of a resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on the East 186.59 feet of Lot 12, NCB 10102, located at 6811 San Pedro Avenue. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107 Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017290 CD)
17. [17-5650](#) PLAN AMENDMENT CASE # 17089 (Council District 3): A request by Richard Moore for approval of a resolution to amend the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Community Commercial" on Tract 8, NCB 10949, located at 4247 Clark Avenue. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017289)
18. [17-5688](#) PLAN AMENDMENT CASE # 17091 (Council District 8): A request by Brown and Ortiz, P.C. 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 "Mixed Use" to "Regional Center" on 2.706 acres out of NCB 15825, located in the 5400 Block of Presidio Parkway. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017300)

19. [17-5651](#) PLAN AMENDMENT CASE # 17092 (Council District 8): A request by John Lee 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 Lot P-4A, NCB 18338, located at 23293 IH-10 West. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017294)
20. [17-5748](#) PLAN AMENDMENT CASE # 17093 (Council District 2): A request by Brown & Ortiz 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 “Business Park” to “Industrial” on 19.43 acres out of NCB 10597, generally located in the 2100 block of Ackerman Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, [Kayla.Leal@sanantonio.gov](mailto:Kayla.Leal@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017301)

### Approval of Minutes

21. [17-5832](#) Consideration and Action on the Minutes from October 11, 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.**