

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Monday, November 13, 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**

Briefing on the following items:

Proposed regulation of short term rentals (Development Services Department)

Proposed changes to the MLOD (Development Services Department)

Proposed Public Improvement District and Related Development (Planning 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.     [17-6053](#)     160080: Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to replat a tract of land to establish Ranch View-Unit 4 Subdivision, generally located northwest of the intersection of Cuelbra Road and Kallison Lane. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
2.     [17-6052](#)     160085: Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to replat a tract of land to establish Ranch View-Unit 3 Subdivision, generally located northwest of the intersection of Cuelbra Road and Kallison Lane. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
3.     [17-6080](#)     160086: Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to subdivide a tract of land to establish Ranch View-Unit 2 Subdivision, generally located northwest of the intersection of Kallison Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
  
4.     [17-5919](#)     160137: Request by Jason Gale, Timberwood Development Co., for approval to replat a tract of land to establish Timberwood Park Unit 65 Subdivision, generally located north of the intersection of Slumber Pass and White Eagle Drive.. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
5.     [17-5955](#)     160162: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Fallbrook – Unit 5, Enclave, generally located northeast of the intersection of Daffodil Place and Camellia Trace. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

6. [17-5935](#) 160166: Request by Darren B. Casey, Rockport Family Partnership, LTD., for approval to replat and subdivide a tract of land to establish O'Connor Business Park Two Subdivision, generally located southeast of the intersection of Crosswinds Way and O'Connor Road . Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
7. [17-5974](#) 160168: Request by Darren B. Casey, Crosswinds I Partnership, Ltd., for approval to replat and subdivide a tract of land to establish Tacara Commercial IV Subdivision, generally located northwest of the intersection of Stone Oak Parkway and US Highway 281 North. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
8. [17-5864](#) 160288: Request by Karen Dearing, CP Woodlake Limited Partnership, for approval to replat a tract of land to establish Woodlake Trails 3 MHC Subdivision, generally located southeast of the intersection of Woodlake Parkway and Golf Vista Boulevard. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
9. [17-6063](#) 160424: Request by Charlie Turner, K/T TX Holdings, LLC, for approval to replat a tract of land to establish Northwood Park (IDZ) Subdivision, generally located west of the intersection of Chevy Chase Drive and Eisenhower Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
10. [17-5899](#) 160445: Request by Jaclyne Garcia, for approval to replat a tract of land to establish Melissa Ann Subdivision, generally located east of the intersection of Babcock Road and Melissa Ann Road. Staff recommendation pending. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

11. [17-6114](#) 160477: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch Unit 12A Subdivision, generally located northeast of the intersection of Ranch View East and Rodeo Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
12. [17-5949](#) 160494: Request by Eyal Avnon, Rialto Homes, LP, for approval to replat and subdivide a tract of land to establish Creekside Court (P.U.D.) Subdivision, generally located northeast of the intersection of Callaghan Road and Vance Jackson. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
13. [17-6093](#) 160517: Request by John Munich, J.M. Assets, LP, for approval to replat a tract of land to establish Satta Eckhert Subdivision, generally located northeast of the intersection of Eckhert Road and Abe Lincoln. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
14. [17-6090](#) 170016: Request by Chesley I. Sawnn, III, Milestone Potranco, Ltd., for approval to subdivide a tract of land to establish Olson Subdivision, Unit 3, generally located southwest of the intersection of Emory Peak and Camp Light Way. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
15. [17-6055](#) 170073: Request by John C. White, Mission Escondida, LLC, for approval to replat and subdivide a tract of land to establish MELA-IDZ Subdivision, generally located southwest of the intersection of Mitchell Road and Mission Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
16. [17-5902](#) 170090: Request by Chad Nugent, Escondido North, LLC., for approval to replat and subdivide a tract of land to establish Escondido North, Unit-6A Subdivision, generally located northeast of the intersection of Texas Palm Drive and Terlingua Cove. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

17. [17-6092](#) 170109: Request by Joseph C. Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Carmona Hills Subdivision Unit 4B generally located north of Palomino Bay and west of Loop 410. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
18. [17-6108](#) 170121: Request by George Hernandez, Jr., Bexar County Hospital District, for approval to subdivide a tract of land to establish Robert L.M. Hilliard Clinic Subdivision, generally located southwest of the intersection of Locke Street and Dignowity Avenue. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
19. [17-6054](#) 170203: Request by Alejandro Armenta, McCook Development, LLC, for approval to replat a tract of land to establish Carlson Park Phase II (P.U.D.) Subdivision, generally located southeast of the intersection of Westover Hills Boulevard and Rogers Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
20. [17-5921](#) 170221: Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd., for approval to replat and subdivide a tract of land to establish Marbach Village Unit 5 Subdivision, generally located northeast of the intersection of Raven field Drive and South Ellison Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, [Mercedes.Rivas2@sanantonio.gov](mailto:Mercedes.Rivas2@sanantonio.gov), Development Services Department)
21. [17-6048](#) 170222: Request by Joe Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Texas Research Park Unit 5 Subdivision, generally located southwest of the intersection of State Highway 211 and Lambda Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

22. [17-6077](#) 170245: Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Falcon Landing - Unit 3, Ph 3 Subdivision, generally located southwest of the intersection of Daystar Pass and Phantom Field. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
23. [17-5946](#) 170254: Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch–Unit 7A Subdivision, generally located southeast of the intersection of Ranch View East and Rodeo Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
24. [17-5971](#) 170275: Request by Landon Kane, Potranco Acreage Investor, LTD., for approval to replat and subdivide a tract of land to establish The View at Potranco Subdivision, generally located northwest of the intersection of Potranco Road and Fillmore Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
25. [17-5944](#) 170276: Request by Mark E. Eads, Southside Independent School District, for approval to subdivide a tract of land to establish SISD Kinder and Pre-K Academy Subdivision, generally located north of the intersection of South U.S. Highway 281 and Guest Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
26. [17-5904](#) 170454: Request by Chad Nugent, Escondido North, LLC, for approval to replat a tract of land to establish Escondido North Unit 5A Subdivision, generally located northeast of the intersection of Binz-Engleman Road and Texas Palm Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Time Extension**

27. [17-6154](#) 130375: Request by Jay Hanna, LHM Balcones Creek Development, Inc., for approval of a three (3) year time extension in accordance with Section 35-430(f)2 of the City of San Antonio's Unified Development code (UDC), for Balcones Creek Unit 2B, Enclave, generally located south of the intersection of Balcones Creek and Headwind. Staff recommends Approval. (Juanita B. Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

**Land Transaction**

28. [17-4538](#) SP 1969 - A Resolution in support of declaring as surplus and authorizing sale of a 0.329 acre unimproved tract of land located at 900 East Olmos Drive to Tronco de Arbol, LLC. The property is divided between Council District 1 and the City of Olmos Park. Staff recommends approval. (Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083)

**Variance**

29. [17-5945](#) TPV 18-002: Variance Request by Michael Persyn, P.E., 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**

30. [17-6265](#) (Continued from 10/25/17) 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](mailto:angela.cardona@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017270 S)

31. [17-6266](#) (Continued from 10/25/17) 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)
32. [17-6221](#) PLAN AMENDMENT CASE # 17071 (Council District 1): A request by Gerardo and Florestela Santos for approval of a resolution to amend the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “Mixed Use” on 0.1490 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017236)
33. [17-6145](#) PLAN AMENDMENT CASE # 17094 (Council District 10): A request by Jose Sosa for approval of a resolution to amend the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “Medium Density Mixed Use” on the East 130.83 feet of Lot 12, Block 2, NCB 10104, located at 1206 Nacogdoches Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017305)
34. [17-6120](#) PLAN AMENDMENT CASE # 17095 (Council District 10): A request by David Garza for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, by changing the future land use from “Low Density Residential” to “Community Commercial” on Lot 44, Block 1, NCB 14149, located at 4154 Swans Landing. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017306)

35. [17-6119](#) PLAN AMENDMENT CASE # 18002 (Council District 1): A request by Brown & Ortiz, P.C. for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Community Commercial” to “Regional Commercial” on 2.942 acres out of NCB 11715, located at 9631 San Pedro Avenue. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017298 S)

#### Other Item

36. [17-6175](#) Memorial Designation Case S17-004 (District 5): A resolution recommending approval to add a memorial designation of “Victoria Robles Memorial Way” to a portion of Brady Boulevard. between S. Zarzamora and S. Calaveras. (Eddie Torres, Senior Planner, (210) 207-0168, eduardo.torres@sanantonio.gov, Development Services Department)

#### Approval of Minutes

37. [17-6128](#) Consideration and Action on the Minutes from October 25, 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.**