

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, April 11, 2018**

**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 |

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**

**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.     [18-2531](#)     160566: Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to replat a tract of land to establish Redbird Ranch Unit 11D-1 Subdivision, generally located southwest of the intersection of Reeves Loop and Hollimon Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
  
2.     [18-2721](#)     170137: Request by Jay A. Hanna, WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit 22-Q1 Subdivision, generally located southwest of the intersection of Sage Run and Cottonwood Way. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
  
3.     [18-2751](#)     170312: Request by Bruce Cash, PDI Development, Inc. / I-10 Investments, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 7, generally located southwest of the intersection of Interstate Highway - 10 East and Graytown Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
  
4.     [18-2687](#)     170316: Request by Lloyd A. Denton, Jr., Shavano Rogers Ranch North No. 3, Ltd & Bitterblue/Rogers Water Interests, Ltd., for approval to replat and subdivide a tract of land to establish Shavano Highlands, Unit 4 (PUD) Subdivision, generally located northeast of the intersection of Loop 1604 and NW Military Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, [Martha.Bernal@sanantonio.gov](mailto:Martha.Bernal@sanantonio.gov), Development Services Department)
  
5.     [18-2727](#)     170322: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch-Unit 7B Subdivision, generally located northeast of the intersection of Ranch View East and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)

6. [18-2677](#) 170367: Request by Blake Harrington, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Arcadia Ridge Subdivision, Unit 5C, generally located southwest of the intersection of Arcadia Path and Laurel Branch. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
7. [18-2757](#) 170374: Request by Yolanda Colebank, Colebank Investments Inc., for approval to replat a tract of land to establish Coleback Estates Subdivision, generally located northwest of the intersection of Shetland Drive and Copinsay Avenue,. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
8. [18-2748](#) 170462: Request by Gene Liguori, Home Living Hospitality LTD., for approval to replat and subdivide a tract of land to establish Elm Valley Unit 1A Subdivision, generally located southwest of the intersection of Medina Base Road and Five Palms Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
9. [18-2526](#) 170595: Request by Bruce Cash, PDI Development, Inc., for approval to subdivide a tract of land to establish Paloma Subdivision Unit 4 Subdivision, generally located southeast of the intersection of Weichold Road and Interstate Highway 10 East. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

**Time Extension**

10. [18-2768](#) 140412: Request by Ben Scott, HEB Grocery Company, LP. A Texas Limited Partnership, 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 Wilderness Oak Center Phase IIA & III Subdivision, generally located north of the intersection of Wilderness Oak and Summerglenn Way. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

11. [18-2747](#) 140542: Request by Mark S. Milakovich, 1604 Wiseman partners, LLC, Swansea Interests, LLC., Wise Ellis Associates, LLC., Cogswell Corner, LLC., Sawh 12, LLC, 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 Eagle Point Subdivision, generally located northwest of the intersection of U.S. Highway 181 and Old Corpus Christi Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)

### Street Name Change

12. [18-2736](#) Case S18-001 Street Name Change (Council District 2): A Resolution recommending approval to change the name of North and South Rio Grande to N and S Mel Waiters Way, between Larry Street and Ranger Street. (Eddie Torres, Senior Planner, (210)207-0168, [eduardo.torres@sanantonio.gov](mailto:eduardo.torres@sanantonio.gov), Development Services Department)

### Land Transactions

13. [18-2732](#) Consideration of a Resolution recommending the acceptance of a dedication, from The McNay Art Museum, of three (3) unimproved parcels for a total of 0.471 of an acre (20,515 square feet) located at the intersection of New Braunfels Avenue North and Rittiman Road, in Council District 10. (Mary L. Fors, TCI - Sr. Real Estate Specialist, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov)).
14. [18-1851](#) Resolution recommending the release of a 15' (0.152 acre) drainage easement and acquisition by dedication of a replacement 15' (0.152 acre) drainage easement, north of Lord Road, located in NCB 10615, Lot 81, Idea - W. W. White, San Antonio, Bexar County, Texas, in Council District 2, as requested by IDEA Public School. [Laurie Park, Property Agent Specialist, 210-207-7370, [laurie.park@sanantonio.gov](mailto:laurie.park@sanantonio.gov), Transportation and Capital Improvements]

**Comprehensive Master Plan Amendments**

15. [18-2629](#) PLAN AMENDMENT CASE # 18045 (Council District 2): A request by Patrick W. Christensen 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 “Community Commercial” on Lot 18, Lot 19, Lot 20 and Lot 21, Block 1, NCB 10110, located at 153 Avenue Del Rey. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018151)
16. [18-2750](#) PLAN AMENDMENT CASE # 18046 (Council District 1): A request by Brown & Ortiz, P.C. 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 Residential” to “Low Density Mixed Use” on Lot 5, and the west triangular 60.2 feet of Lot 6, Block 5, NCB 2870, located at 1469 Valdez Avenue. Staff recommends Denial. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018154)
17. [18-2759](#) PLAN AMENDMENT CASE # 18047 (Council District 8): A request by Jerry Arredondo 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 “Agribusiness Tier” on 0.8530 acres out of NCB 35733, located at 7081 Heuermann Road. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018156)

**Approval of Minutes**

18. [18-2804](#) Consideration and Action on the Minutes from March 28, 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 esta-cionamiento. 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).**