

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, January 24, 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 |

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 updates to the City's Land Use Classifications. (Rudy Nino, Assistant Director, 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. [18-1462](#) 160211: Request by Gonzalo A. Trujillo, Iglesia Evangelica Cristiana Espiritual, for approval to replat a tract of land to establish SA Evangelica Cristiana Replat, generally located north of the intersection of US Highway 90 and Loop 410. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

2. [18-1310](#) 160440: Request by Jay Hanna, HM Leonard Development, Inc, for approval to replat and subdivide a tract of land to establish Balcones Creek Ranch Unit 9, Enclave Subdivision, generally located southeast of the intersection of Benedikt Path and Raechel Lane. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

3. [18-1418](#) 170206: Request by Ralph P. Martinez, for approval to replat a tract of land to establish Anacacho Subdivision, generally located northeast of the intersection of Ayrshire Drive and Anacacho Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

4. [18-1442](#) 170238: Request by Joey Guerra Jr., HPSA Land Partners, LLC., for approval to subdivide a tract of land to establish Horizon Pointe Unit 5 Subdivision, generally located northeast of the intersection of Woodlake Parkway and Interstate Highway 10. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

5. [18-1410](#) 170263: Request by David C Frye, San Antonio 2017, LLC. for approval to replat and subdivide a tract of land to establish Westlakes Unit 19 Subdivision, generally located along the northeast intersection of Ingram Road and Waters Edge Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

6. [18-1478](#) 170366: Request by Brian Otto, Meritage Homes of Texas, LLC., for approval to subdivide a tract of land to establish Harlach Farms Subdivision, Unit 1, generally located northeast of the intersection of U.S. Highway 90 and Grosenbacher Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

7. [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, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Land Transactions

8. [18-1197](#) A Resolution recommending the release of three city drainage easements being 0.05 of an acre, 0.02 of an acre and 0.12 of an acre located in New City Block 15228 along Ray Ellison Boulevard located in Council District 4 for a fee of \$13,972.56 as requested by HDC Freedom Hills LLC. (Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083)

9. [18-1449](#) Consideration of a resolution recommending the authorization of two temporary construction easements between the City of San Antonio and the San Antonio River Authority (SARA) for the use of an approximately 0.125 acre tract and an approximately 0.618 acre tract of City-owned property, both of which are generally adjacent to San Pedro Creek between Nueva Street and Dolorosa Street, in order to facilitate the completion of Phase I of the San Pedro Creek Improvement Project.

Variations / Time Extension

10. [18-1469](#) 130227: Request by Ty Thaggard, M2G Stone Oak, Ltd., for approval of a three (3) year time extension in accordance with Section 35-403(f) (2) of the City of San Antonio's Unified Development Code (UDC), for M2G Stone Oak Subdivision generally located west of the intersection of US Hwy 281 and Encino Commons. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

11. [18-1320](#) TPV 18-011: Variance Request by Richard Willson, 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, Development Services Department)

Comprehensive Master Plan Amendments

12. [18-1441](#) PLAN AMENDMENT CASE # 18019 (Council District 6): A request by Patrick W. Christensen 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 "Civic Center" and "Specialized Center" to "Suburban Tier" on 16.520 acres out of NCB 11379, located at 303 South Acme Road. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018069)

13. [18-1461](#) PLAN AMENDMENT CASE # 18020 (Council District 10): A request by Brown & Ortiz 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 "Low Density Residential" to "Medium Density Mixed Use" on Lot 9 and 0.0012 acres out of Lot 10, NCB 11886, located at 237 and 241 East Sunset Road. Staff recommends Denial. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018071)

Approval of Minutes

14. [18-1435](#) Consideration and Action on Minutes from January 10, 2018.
15. [18-1490](#) Election of Officers

Director's Report

Update on Planning Commission Appointments.

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.**