

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, February 22, 2017

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

Municipal Boundary Adjustments and Extraterritorial Jurisdiction Release to the City of Converse. (Bridgett White, Director, Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)

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. [17-1679](#) 150246: Request by M/I Homes of San Antonio, LLC c/o Derek Baker, for approval to replat and subdivide a tract of land to establish Canyon View Unit 2, PUD Subdivision, generally located east of Hardy Oak Boulevard and north of Stone Oak Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

2. [17-1598](#) 150348: Request by Clint Belew, SA Rental Group, for approval to subdivide a tract of land to establish Hackberry Modern IDZ Subdivision, generally located at the intersection of North Hackberry Street and Sherman Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

3. [17-1683](#) 160109: Request by Madev, LLC, for approval to subdivide a tract of land to establish Comanche Ridge Subdivision, generally located east of Toepperwein Road and north of Raintree Path. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

4. [17-1661](#) 160339: Request by Ken Rideout, Abilene Christian University, for approval to subdivide a tract of land to establish Oak Valley Apartments Subdivision, generally located northwest of the intersection of Interstate Highway 35 and Judson Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

5. [17-1603](#) 170070: Request by David Holmes, Santikos Nacogdoches East, LLC, for approval to subdivide a tract of land to establish NorthPoint Subdivision, generally located southeast of the intersection of Loop 1604 and Nacogdoches Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Time Extension

6. [17-1611](#) 140045: Request by D. Scott Dye (agent), National Assisted Living, LLC, for approval of a three (3) year time extension for The Lodge at Leon Springs Subdivision, generally located southwest of the intersection of Interstate Highway 10 and Boerne Stage Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Annexation

7. [17-1317](#) A Public Hearing and Resolution recommending approval of an interlocal agreement between the City of San Antonio and the City of Converse regarding the operation and maintenance of a city park, and with the City of San Antonio releasing approximately 12 square miles (7,680 acres) from its Extraterritorial Jurisdiction (ETJ); and San Antonio releasing approximately 3.6 square miles (2,287 acres) from its corporate area to Converse in an area bounded by I.H. 35 on the north, the City limit line east of NE Loop 1604 on the east and I.H. 10 East on the South in Bexar County, Texas. (Bridgett White, Director, Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)
8. [16-5917](#) Public Hearing and Consideration of a resolution authorizing the release of Extraterritorial Jurisdiction from the City of San Antonio to the City of Converse of approximately 600 acres generally located northwest of the intersection of NE Loop 1604 and Interstate 10 East. (Bridgett White, Director, Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)
9. [17-1715](#) Public Hearing and Consideration of a resolution authorizing an agreement in lieu of annexation among the City of San Antonio and representatives of the US 281 North Residential Annexation Area, appointed by the Bexar County Commissioners Court. (Bridgett White, Director, Planning and Community Development, 207-0147, Bridgett.White@sanantonio.gov)

Comprehensive Master Plan Amendments

10. [17-1479](#) (Continued from 01/25/17) PLAN AMENDMENT # 17014 (Council District 3): A request by Brown & Ortiz, 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 1.6142 acres out of NCB 3819 and NCB 3815 and to “Neighborhood Commercial” on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017049)

11. [17-1582](#) PLAN AMENDMENT # 17019 (Council District 2): A request by University Health System for approval of a resolution to amend the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "High Density Residential" to "Community Commercial" on Lots 1-16, Block 9, NCB 1206, located at 601 Runnels Avenue. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017062)

12. [17-1671](#) PLAN AMENDMENT # 17021 (Council District 2): A request by Seda Consulting Engineers Inc, Salah Diab for approval of a resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Regional Commercial” on the South 337.6 feet of the West 142.7 feet of Lot 8, Block 1, NCB 10733, located at 4434 Lord Road. Staff recommends Denial. (Oscar Aguilera, Planner (210) 207-2736, Oscar.Aguilera@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017067)

13. [17-1677](#) PLAN AMENDMENT # 17023 (Council District 10): A request by S.C.A.R. Inc, Frank Massey 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 “Regional Center” to “Specialized Center” on 4.99 acres out of Tract F, NCB 12117, located at 2953 East Loop 410. Staff recommends Approval. (Oscar Aguilera, Planner (210) 207-2736, Oscar.Aguilera@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017072)
14. [17-1733](#) PLAN AMENDMENT # 17024 (Council District 8): A request by Amin Guindi 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 Center" to "Regional Commercial" on 13.949 acres out of NCB 15825, located in the 15300 Block of Vance Jackson Road. Staff recommends Approval. (Logan Sparrow, Principal Planner (210) 207-8691, Logan.Sparrow@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017073)

Approval of Minutes

15. [17-1688](#) Consideration and Action on Minutes from February 8, 2017

Director's Report:

Financial Disclosure Reports are due by March 31, 2017.

Adjournment

At any time during the meeting the Planning Commission may recess into executive session to consult with attorneys regarding the purchase, exchange, lease, or value of real property pursuant to Texas Government Code Section 551.072, and regarding pending or contemplated litigation pursuant to Texas Government Code Section 551.071.

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) 207-7268 Voice/TTY or 711 (Texas Relay Service for the Deaf).

**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**

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) 207-7268) o al 711 (servicio de transmitir para sordos).

Hay servicios de traducción simultánea disponibles. Estos servicios deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6044.