

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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Wednesday, March 22, 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 a request to amend Chapter 6, Division 6, Sec. 6-674 of the City Code to require a five year waiting period from the date of council action before any application to change the name of a street can be filed.

-Briefing on appointments to PCTAC

### 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.*

**Planned Unit Development**

1. [17-2019](#) PUD 15-00010: Request by Jorge Garcia, Randolph Townhomes, LLC, for approval of a Planned Unit Development to establish Randolph Park Estates, PUD, generally located northeast of the intersection of Randolph Boulevard and Crestway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

**Plats**

2. [17-2006](#) 150280: Request by Jorge Garcia, Randolph Townhomes, LLC., for approval to replat a tract of land to establish Randolph Park Estates, PUD Subdivision, generally located northeast of the intersection of Randolph Boulevard and Crestway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
3. [17-2250](#) 160019: Request by Leslie Ostrander (agent), Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch Unit 4B Subdivision, generally located southeast of the intersection of Pardner Ranch and Cottonwood Gap. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
4. [17-2021](#) 160051: Request by Blake Harrington, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Alamo Ranch Unit 53B Phase 3 Subdivision, generally located south of the intersection of Alamo Ranch Del Webb Boulevard and Sabinal River. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

5.     [17-2062](#)     160331: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Fallbrook-Unit 6, Enclave Subdivision, generally located southwest of the intersection of Woodland Green and Bowmans Lane. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
6.     [17-2061](#)     160425: Request by Michael Sivage, Sivage Community Development, Inc., for approval to subdivide a tract of land to establish Miller Ranch- Unit 4 Subdivision, generally located northwest of the intersection of Lazo Valley and Indian Forest. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
7.     [17-1992](#)     160493: Request by Joe Hernandez, KB Home Lonestar, Inc., for approval to replat and subdivide a tract of land to establish Texas Research Park Unit 2 Subdivision, generally located southeast of the intersection of Omicron Drive and Lambda Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
  
8.     [17-2026](#)     160567: Request by Julio Zetina, Hoofs LLC., for approval to replat a and subdivide a tract of land to establish Magnolia Fig Gardens Redux Subdivision, generally located northeast of the intersection of Driskill Drive and Benrus Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
  
9.     [17-2204](#)     160585: Request by Jeremy Flach, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Steubing Farm Tract 2 (Enclave) Subdivision, generally located along the northeast corner of Babcock Road and Steubing Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

10. [17-2060](#) 170053: Request by Michael Hampton, Jr., National Skeet Shooting Association, for approval to subdivide and develop a tract of land to establish NSSA- National Shooting Complex Subdivision, generally located at the intersection of Culebra Road and Roft Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
11. [17-2023](#) 170061: Request by Mariana Munante, Lima Square, LLC., for approval to replat a tract of land to establish Coleman Subdivision, generally located northeast of the intersection of Bee Street and Coleman Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**Land Transactions**

12. [17-2032](#) S.P. 1933 - A Resolution recommending the closure, vacation and abandonment of a 0.409 acre improved portion of Rouse Avenue located between NCB 2005 and NCB 2006 and a 0.378 acre improved portion of Peacock Avenue located between NCB 2004 and 2005 in Council District 7 as requested by the Salvation Army Boys & Girls Club. Staff recommends approval. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, Transportation & Capital Improvements Department)
13. [17-1925](#) S.P. 1942 - Request of a Resolution authorizing the closure, vacation, and abandonment of an 0.236 acre improved portion of Avenue A Street Public Right of Way located between Newell Avenue and the access road of Interstate Highway 35 adjacent to New City Blocks A-8, 6325 and 6326 in Council District 1, as requested by Broadway SA Investors GP, LLC, for a fee of \$116,172.00 (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

14. [17-1836](#) S.P. 1945: A resolution supporting the closure, vacation and abandonment of 0.069 of an acre portion of alley Public Right of Way, located between Alling Street and Appler Street, in Council District 2, as requested by North Alamo Properties LLC. Staff recommends approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)
15. [17-1543](#) S.P. 1957 - Consideration of a Resolution recommending the closure, vacation and abandonment of a 0.275 acre (11,979 square feet) unimproved portion of Roper Street right-of-way between Dignowity Drive and Runnels Avenue in Council District 2 as requested by Live Small, LLC. Staff recommends approval. (Mary L. Fors, Management Analyst, Transportation & Capital Improvements, 207-4083, mary.fors@sanantonio.gov)
16. [17-1977](#) S.P. 2001 Consideration of a resolution supporting the declaration as surplus and sale of a 0.04 acre (1,650 square feet) unimproved property located in NCB 2909, Block 11, in Council District 3, to Frank and Paulette Halvorson. (Mary L. Fors, Management Analyst, Transportation & Capital Improvements, 207-4083, mary.fors@sanantonio.gov)

### Comprehensive Master Plan Amendments

17. [17-2034](#) PLAN AMENDMENT # 17030 (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 "General Urban Tier" and "Suburban Tier" to "Mixed Use Center" on 85.34 acres out of NCB 18288, located at 7000 Potranco Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017100)

### Other Items

18. [17-1252](#) A request by the George Gevin Youth Center for approval of a resolution declaring as surplus and authorizing the supplemental sale and disposition of the 9.889 acres located at 301 Spriggsdale at fair market value. Staff recommends Approval. (Case Manager: Al Gordon (210) 207-6979, [albert.gordon@sanantonio.gov](mailto:albert.gordon@sanantonio.gov), Department of Planning and Community Development)
19. [17-2083](#) Consideration of appointees to the Planning Commission Technical Advisory Committee (PCTAC) to fill expired or vacant terms. (Yvette Thomas, Senior Planner (210) 207-8214, [yvette.thomas@sanantonio.gov](mailto:yvette.thomas@sanantonio.gov), Development Services Department)

**Approval of Minutes**

20. [17-2194](#) Consideration and Action on Minutes from March 8, 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**