

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, April 12, 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

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. [17-2391](#) 150325: Request by Simon Kuri, Revit LLC., for approval to replat a tract of land to establish Highland Forest Replat Subdivision, generally located south of the intersection of South East Military Drive and Dumbarton Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

2. [17-2430](#) 160067: Request by Jay Byler, RSI Stillwater, LLC, for approval to subdivide a tract of land to establish Stillwater Ranch North Bridge Subdivision, generally located northwest of the intersection of Silver Pointe and Stillwater Parkway. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

3. [17-2341](#) 160072: Request by John D. Hutchinson, Gehan Homes, LTD., for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 4A-2 Subdivision, generally located southwest of the intersection of Arcadia Path and Tripoli. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

4. [17-2282](#) 160281: Request by Richard G. Anderson, Falcon-Briggs Ranch, LLC., for approval to replat a tract of land to establish HWY 211 Briggs Ranch MF Subdivision, generally located southeast of the intersection of Highway 211 (Texas Research Parkway) and Briggs Ranch Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

5. [17-2439](#) 160316: Request by Jay Byler, RSI Stillwater, LLC., for approval to subdivide a tract of land to establish Stillwater Ranch Unit 29 Subdivision, generally located west of the intersection of Stillwater and Silver Pointe. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

6. [17-2429](#) 160321: Request by Jay Byler, RSI Stillwater, LLC., for approval to subdivide a tract of land to establish Stillwater Ranch Unit 23 Subdivision, generally located west of the intersection of Stillwater Pass and Silver Pointe. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
7. [17-2280](#) 160419: Request by Gordon V. Hartman, Shaggy Development, LLC, for approval to subdivide a tract of land to establish Wortham Oaks, Unit 18 & 19 (Enclave) Subdivision, generally located northeast of the intersection of Evans Road and Wortham Oaks Boulevard. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
8. [17-2325](#) 160474: Request by John Cork, CW-TRP, LLC, for approval to subdivide a tract of land to establish Texas Research Park Unit-4 Subdivision, generally located northwest of the intersection of Omicron Drive and Lambda Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
9. [17-2357](#) 160505: 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 4 Subdivision, generally located south of the intersection of Marbach Road and Marbach Oaks. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
10. [17-2437](#) 160593: Request by Jay Byler, RSI Stillwater, LLC, for approval to replat a tract of land to establish Stillwater Ranch Unit 16 Subdivision, generally located southwest of the intersection of Stillwater Pass and Silver Pointe. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

11. [17-2482](#) 160595: Request by Gordon Hartman, Velma Development, LLC, for approval to subdivide a tract of land to establish Summerhill Subdivision Unit 2, generally located northwest of the intersection of Scenic Lake Drive and Boeing Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210 Martha.Bernal@sanantonio.gov, Development Services Department)
12. [17-2438](#) 170019: Request by Lloyd A. Denton Jr., Quarry Heights Villas, Ltd., for approval to replat and subdivide a tract of land to establish Lincoln Heights Townhomes (PUD) Subdivision, generally located southeast of the intersection of Basse Road and Forestshire. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Land Transaction

13. [17-2205](#) S.P. 1828 Resolution recommending the sale of City owned real property:
- A) A resolution recommending the city declare as surplus a 23.30 acre unimproved tract of land in the Southwest Business & Technology Park located at State Highway 151 and Old Highway 90 in City Council District 6, and authorize its sale to the San Antonio Food Bank; and
- B) Termination of a 20 year lease agreement with the San Antonio Food Bank for the use of an unimproved approximate 23.55 acre tract of land for use as an urban farm project in Council District 6.
- Staff recommends approval. (Mary L. Fors, Management Analyst, (210) 207-4083, mary.fors@sanantonio.gov, Transportation & Capital Improvements Department)

14. [17-2428](#) S.P. 2028 - A Resolution recommending the closure, vacation and abandonment of a 0.2834 acre (12,345 square feet) unimproved portion of June Avenue located between Dignowity and Runnels in Council District 2 as requested by Univerisity Health System. Staff recommends approval. [Mary L. Fors, Management Analyst, Transportation & Capital Improvements, 207-4083, mary.fors@sanantonio.gov}

Comprehensive Master Plan Amendments

15. [17-2617](#) POSTPONED: PLAN AMENDMENT CASE # 17034 (Council District 4): A request by Brown & Ortiz, P.C. 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 "General Urban Tier" on Lot P-1D, NCB 34392, located in the 1100 block of W Loop 1604 N. (Kayla Leal, Planner (210) 207-5017), kayla.leal@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017105)
16. [17-2035](#) PLAN AMENDMENT # 17029 (Council District 8): A request by Kaufman & Killen, Inc 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 "Specialized Center" on Lot 1, Block 5, NCB 14848, located at 15938 University Oak. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017089 S ERZD)

17. [17-2393](#) PLAN AMENDMENT # 17032 (Council District 5): A request by Brown & Ortiz for approval of a resolution to amend the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Mixed Use” on Lots 21 and 22, NCB 2852, located at 319 W. Mitchell Street. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017103)
18. [17-2615](#) PLAN AMENDMENT # 17035 (Council District 3): A request by David Perez for approval of a resolution to amend the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Mixed Use” on Lots 10 & 11, Block 31, NCB 8663, located at 111 E. Crane Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017110)
19. [17-2392](#) PLAN AMENDMENT # 17036 (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 "Suburban Tier" to "General Urban Tier" on Lot 2, Block 4, NCB 18284, located at 7796 Culebra Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017119)
20. [17-2379](#) PLAN AMENDMENT # 17038 (Council District 3): A request by Brown & Ortiz for approval of a resolution to amend the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Regional Commercial” to “Mixed Use Center” on 1.015 acres out of NCB 10879, located at the Southwest corner of Sidney Brooks and Aeromedical Road. Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017121)

21. [17-2618](#) PLAN AMENDMENT # 17039 (Council District 10): A request by Kaufman & Killen, Inc. for approval of a resolution to amend the North Sector Plan, by changing the future land use from “Suburban Tier” to “Regional Center” on 30.667 acres out of Lot 5, Block 10, NCB 17728, located at the 3900 Block of N Loop 1604 E. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov Development Services Department) (No Associated Zoning Case)
22. [17-2616](#) PLAN AMENDMENT # 17041 (Council District 1): A request by Kaufman and Killen, Inc for approval of a resolution to amend the Lavaca Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “High Density Residential” on Lots 3 and 4, Block 7, NCB 926, located at 410, 414, and 418 Barrera Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107), Daniel.Hazlett@sanantonio.gov Development Services Department) (Associated Zoning Case Z2017123)

Other Item

23. [17-2207](#) Memorial Designation Case S17-001: A request to add a Memorial Designation of "Archbishop Patrick Flores Memorial Way" on a portion of W. Woodlawn Ave., between N. Zarzamora and Bandera Road. (Luz M. Gonzales, Interim Planning Manager, (210) 207-7893, luz.gonzales@sanantonio.gov, Development Services Department).
24. [17-2606](#) Consideration of appointing Michael Moore to the Planning Commission Technical Advisory Committee (PCTAC) as an experienced member.

Approval of Minutes

25. [17-2402](#) Consideration and Action on Minutes from March 22, 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**