

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, June 14, 2017

2:00 PM

1901 S. Alamo St.

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. [17-3515](#) 160018: Request by Arthur Zuniga, Babcock Road 165, LTD., for approval to subdivide a tract of land to establish Weston Oaks Subdivision Unit - 2, generally located south of the intersection of Potranco Road and Talley Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

2. [17-3506](#) 160020: Request by Arthur Zuniga, Babcock Road 165, Ltd., for approval to replat and subdivide a tract of land to establish Weston Oaks Subdivision Unit 10 Subdivision, generally located southeast of the intersection of Potranco Road and Talley Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

3. [17-3722](#) 160065: Request by James Lifshutz, Lifshutz Management, LLC, for approval to subdivide a tract of land to establish Hot Wells County Park Subdivision, generally located northwest of the intersection of South Presa Street and Wahrmund Court. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

4. [17-3597](#) 160479: Request by Blake Harrington, Plute Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 46C Phase 2, PUD Subdivision, generally located southwest of the intersection of Colbert Ferry and Del Webb Blvd. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

5. [17-3432](#) 160529: Request by Bruce Cash, PDI Development Inc., for approval to subdivide a tract of land to establish Paloma Subdivision Unit 6, generally located southeast of the intersection of Interstate Highway 10 East and Weichold Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

6. [17-3719](#) 160557: Request by Charlie Turner, K/T TX Holdings, LLC, for approval to replat a tract of land to establish Cypress (IDZ) Subdivision, generally located northwest of the intersection of Cypress Street and Lewis Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

7. [17-3668](#) 160560: Request by Larry Parker, BBA Health Realty, LLC, for approval to subdivide a tract of land to establish Pearsall Health Subdivision, generally located north of Old Pearsall Road (FM 2536) and west of Loop 410. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

8. [17-3666](#) 160598: Request by Bradley J. Stein, Forestar (USA) Real Estate Group, for approval to subdivide a tract of land to establish Monteverde Unit -2, Phase 2 (Enclave) Subdivision, generally located along the northeast intersection of Bulverde Road and north of TPC Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

9. [17-3627](#) 170122: Request by Blake Harrington, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Vista Bella Unit 3, Enclave Subdivision, generally located west of the intersection of Vista Placera and Vista Bella. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Planned Unit Development

10. [17-3710](#) 17-00001: Request by Joseph Hernandez, KB Homes, for approval of a Planned Unit Development to establish Madera Subdivision, generally located along southeast intersection of Stahl Road and Higgins Road. Staff recommends approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

11. [17-3546](#) (POSTPONED) PLAN AMENDMENT CASE # 17047 (Council District 10): A request by Brown and Ortiz for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on Lots 45-50, Block 1, NCB 14149, located at 4130-4150 Swans Landing. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017144)
12. [17-3609](#) PLAN AMENDMENT CASE # 17043 (Council District 2): A request by Brown & Ortiz, PC 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 “Public Institutional” and “Mixed Use” to “Mixed Use” on 13.633 acres out of NCB 478, NCB 484, NCB 485, NCB 965, NCB 982, NCB 984, and NCB 1766, generally located along N. Alamo Street, Carson Street and Austin Street. Staff recommends Approval. (Nylih Acosta (210) 207-8302 Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017134)
13. [17-3606](#) PLAN AMENDMENT CASE # 17053 (Council District 2): A request by Patrick W. Christensen for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” to “Mixed Use” on 7.556 acres out of NCB 10233, located at 215 Coca-Cola Place. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302 Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017164)

14. [17-3604](#) PLAN AMENDMENT CASE # 17054 (Council District 1): A request by Brown and Ortiz, PC for approval of a resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” and “Community Commercial” to “Community Commercial” on Lot 42 and the South 62.5 Feet of Lots 14 through 18, Block 9, NCB 2802, located at 3910 McCullough Avenue. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017 Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017171)
15. [17-3605](#) PLAN AMENDMENT CASE # 17055 (Council District 9): A request by Brown and Ortiz, PC for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” and “Community Commercial” to “Medium Density Residential” on Lots 22, 23, and 24, Block 3, NCB 11719, located at 11103, 11107, and 11111 Belair Drive. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017 Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017172)
16. [17-3608](#) PLAN AMENDMENT CASE # 17056 (Council District 10): A request by Brown and Ortiz, PC for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” and “Business Park” to “Light Industrial” on 4.329 acres out of NCB 15678, located at the 12900-13000 Block of Wetmore Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876 Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017173)

Approval of Minutes

17. [17-3649](#) Consideration and Action on Minutes from May 24, 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.**