

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, July 26, 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 |

12:00 P.M. - Work Session, Tobin Room

- 1) Briefing on the proposed annexation of five commercial corridors and three area enclaves in Bexar County. [Priscilla Rosales-Piña, Planning Coordinator, Department of City & Regional Planning]
- 2) Briefing on the SA Corridors Strategic Framework Plan for Transit Supportive Land Use. [Jacob Floyd, Planning Coordinator, Department of City & Regional Planning]

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. [17-4231](#) 170036: Request by York Duncan, Texas Research and Technology Foundation, for approval to subdivide a tract of land to establish Hunter's Ranch Unit 3 Subdivision, generally located northwest of the intersection of Omicron Drive and Lambda Drive. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

2. [17-4090](#) 170176: Request by Apolonio Abrego, for approval to replat a tract of land to establish Lot 360A Subdivision, generally located east of the intersection of West Villaret Boulevard and Zarzamora Street. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

3. [17-4169](#) 170255: Request by Blake Honigblum, Abiso Alamo Ranch, L.P., for approval to subdivide a tract of land to establish Abiso Alamo Ranch Subdivision, generally located west of the intersection of Lone Star Parkway and Alamo Ranch Parkway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

4. [17-4122](#) 170297: Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to replat a tract of land to establish Marbach Village Unit 3 Replat Subdivision, generally located southwest of the intersection of Marbach Oaks Road and Marbach Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Variances

5. [17-4174](#) TPV 17-016 Variance Request by Mr. Rick Gray, P.E., 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)

Land Transactions

6. [17-4080](#) S.P. 1914 - A Resolution supporting the closure, vacation and abandonment of a 0.163 acre (7,100.28 square feet) 10-foot wide alley right-of-way located between SW 40th Street and SW 41st Street in NCB 8996 for a fee of \$9,230.00, as requested by Macedonia Baptist Church, in Council District 6. Staff recommends Approval. (Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083, mary.fors@sanantonio.gov)
7. [17-4120](#) S.P. 2024 - A Resolution supporting the sale of an 8.63 acre vacant tract of City-owned property known as 851 South Acme Road, within the Southwest Business and Technology Park, bounded by State Highway 151 to the west, Acme Road to the east and Wintergarden Drive to the south, out of New City Block 13940, in Council District 6. Staff recommends Approval. (Adrian Ramirez, Senior Real Estate Specialist, (210) 207-2099, adrian.ramirez@sanantonio.gov, Transportation & Capital Improvements Department)

Comprehensive Master Plan Amendments

8. [17-4227](#) PLAN AMENDMENT CASE # 17059 (Council District 2): A request by Tony Gradney 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 “Medium Density Residential” to “Community Commercial” on 0.254 acres out of NCB 652, located at 915 South Hackberry Street. Staff recommends Approval. (Kayla Leal, Planner (210)-207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017197)

9. [17-4126](#) PLAN AMENDMENT CASE # 17060 (Council District 3): A request by Brown & Ortiz for approval of a resolution to amend the Stinson Airport Vicinity 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 5.664 acres out of NCB 11156, generally located northwest of the Roosevelt Avenue and Loop 410 Intersection. Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017198)

Approval of Minutes

10. [17-4224](#) Consideration and Action on Minutes from July 12, 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.**