

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, August 23, 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. [17-4649](#) 160021: Request by Arthur Zuniga, Babcock Road 165, Ltd., for approval to subdivide a tract of land to establish Weston Oaks Subd. Unit 6 (Enclave), generally located southwest of the intersection of Reid Ranch and Caldwell Ranch. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

2. [17-4613](#) 160282: Request by Amit Mehta, ACL Creek Ventures, LLC, for approval to replat and subdivide a tract of land to establish Clear Creek Subdivision, Unit 3 and 4, generally located southwest of Stahl Road and Higgins Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

3. [17-4695](#) 160306: Request by Greg Martin, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Indian Springs Estates NW, U6 PUD Subdivision, generally located southeast of the intersection of Running Fawn Road and Seminole Wind Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

4. [17-4507](#) 160320: Request by Sean Miller, Pulte Homes of Texas, LP, for approval to replat and subdivide a tract of land to establish Davis Ranch, Unit 1 Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

5. [17-4493](#) 160324: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Valley Ranch Unit 2C Subdivision, generally located northeast of the intersection of Kallison Lane and F.M. 471. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

6. [17-4564](#) 160399: Request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB – Louis Bauer – Phase I Subdivision, generally located south of the intersection of Inner Circle Drive and Challenger Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
7. [17-4616](#) 160480: Request by Blake Harrington Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 49C Phase 3, PUD Subdivision, generally located northwest of the intersection of Wiseman Boulevard and loop 1604. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
8. [17-4650](#) 160495: Request by Joseph C. Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Fischer Tract, Unit 1A Subdivision, generally located northwest of the intersection of Cibolo Vista and Evans Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
9. [17-4552](#) 160510: Request by Joseph Hernandez, K.B. Home Lone Star, Inc., for approval to subdivide a tract of land to establish Sawyer Meadows-Unit 6 Subdivision, generally located northwest of the intersection of Impressive Way and Entitlement Way. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
10. [17-4485](#) 160520: Request by Khaled Tarboush, AAA Realty of Texas, Inc., for approval to replat and subdivide a tract of land to establish Culebra Square, generally located southeast of the intersection of Ingram Road and Culebra Road. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

11. [17-4652](#) 160594: Request by Shannon Birt, LGI Homes-Texas, for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 18 Subdivision, generally located southwest of the intersection of Wt Montgomery Road and Luckey River. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

12. [17-4724](#) 170003: Request by Joey Guerra, GN Development Partners, LLC, for approval to subdivide a tract of land to establish Ackerman Gardens Subd., Unit 1 Subdivision, generally located northeast of the intersection of Binz-Engleman Road and Caddo Lake Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

13. [17-4653](#) 170048: Request by Matthew Akerele, Authorized Agent for Truevine Estates, LLC, for approval to subdivide a tract of land to establish Truevine Braun Subdivision, generally located at the intersection of Kobort Canyon and Braun Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

14. [17-4486](#) 170054: Request by C. Edward Barron III, C.B. Fossil Springs, for approval to replat and subdivide a tract of land to establish Kallison Windgate Subdivision, generally located northwest of the intersection of Culebra Road and Kallison Bend. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Time Extension

15. [17-4593](#) 130353: Request by Rajeev Puri, Stone Oak Hidden Canyon, L.L.C., for approval of a three (3) year time extension in accordance with Section 35-430(f)2 of the City of San Antonio's Unified Development code (UDC), for Hidden Canyon Subdivision, Unit 2 P.U.D, generally located southwest of Impala Trace and Sable Canyon. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Variances

16. [17-4570](#) TPV 17-018: 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

17. [17-4492](#) S.P. 1955 - Consideration of Resolution recommending the declaration as surplus and sale of a 0.156 acre (6,817 square feet) out of New City Block 12011, Block 3, Lot 19, located at 311 Shannon Lee in Council District 1, to C. Kenneth Parker. Staff recommends approval. (Mary L. Fors, Senior Real Estate Specialist, TCI, (210) 207-4083, mary.fors@sanantonio.gov)
18. [17-4304](#) S.P. 1975 - Consideration of a Resolution declaring 27 properties located in Council Districts 4, 5, 7, 8, and 10, as well as the City of San Antonio extraterritorial jurisdiction, Elmendorf, Texas, Somerset, Texas, Boerne Texas, and a tract adjacent to Trumbo Road in Atascosa County as surplus and authorizing their disposition by the San Antonio Water System. Staff recommends approval. (Jesse Quesada, Senior Management Analyst, (210) 207-6971, jesse.quesada@sanantonio.gov, Transportation & Capital Improvements Department)

Comprehensive Master Plan Amendments

19. [17-4748](#) PLAN AMENDMENT CASE # 17065 (Council District 10): A request by Chuck Christian for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, by changing the future land use from “Community Commercial” to “Regional Commercial” on Lot 1, Block 1, NCB 16862 and 2.558 acres of land out of NCB 16862, located at 10415 and 10427 Perrin Beitel Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017216 S)

20. [17-4690](#) PLAN AMENDMENT CASE # 17066 (Council District 1): A request by Hartman Properties, INC. for approval of a resolution to amend the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on 1.26 acres out of NCB 2870, located at 2734 North St. Mary's Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107 daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017215)
21. [17-4722](#) PLAN AMENDMENT CASE # 17067 (Council District 5): A request by Roberto Alarcan for approval of a resolution to amend the Kelly/South San Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Business/Office Park" on Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523, located at 1320 Somerset Road. Staff recommends Denial. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017223)
22. [17-4693](#) PLAN AMENDMENT CASE # 17068 (Council District 1): A request by SATXEW, LLC, for approval of a resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" to "Community Commercial" on Lots 5 and 6, Block 34, NCB 8471, located at 2734 N St Mary's Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107 daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017231)

23. [17-4503](#) PLAN AMENDMENT CASE # 17069 (Council District 2): A request by Decisive Capital Investments 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 “Parks/Open Space” and “High Density Residential” to “Heavy Industrial” on 2.887 acres out of NCB 10579, located in the 1000 Block of Creekview Drive. Staff recommends Approval. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017230)
24. [17-4723](#) PLAN AMENDMENT CASE # 17070 (Council District 6): A request by Brown and 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" and "Regional Center" to "Regional Center" on 50.4 acres out of NCB 34400 and CB 4400, located in the 11000 Block of West Military Drive. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017234)

Approval of Minutes

25. [17-4783](#) Consideration and Action on Minutes from August 9, 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.**