

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, September 27, 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. [17-5213](#) 150590: Request by Thad Rutherford, Southstar Mission Del Lago Developer, LLC., for approval to subdivide a tract of land to establish Mission Del Lago Model Park, generally located west of the intersection of US Highway 281 and Del Lago Parkway. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

2. [17-5264](#) 160400: Request by David M. Adelman, CIP Land Partners, LP, for approval to subdivide a tract of land to establish Cornerstone, Unit-8A Subdivision, generally located northwest of the intersection of Ackerman Road and Bicentennial Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

3. [17-5351](#) 160538: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch Unit 8B Subdivision, generally located northwest of the intersection of F.M. 471 and Kallison Lane. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

4. [17-5347](#) 160543: Request by Antonio Brunet, Agora Assets LC, for approval to replat and subdivide a tract of land to establish Lucchese Village (PUD) Subdivision, generally located northeast of the intersection of Interstate Highway 10 and Dominion Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

5. [17-5349](#) 160596: Request by Jack Lipar, LGI Homes-Texas LLC, for approval to subdivide a tract of land to establish Luckey Ranch Unit 19 Subdivision, generally located northeast of the intersection of WT Montgomery and Luckey River. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

6. [17-5211](#) 170110: Request by D. Scot Wilson, Landquest-Potranco 29 GP, LLC, for approval to subdivide a tract of land to establish Potranco Mixed Use Development Subdivision, generally located northeast of the intersection of Potranco Road and Grosenbacher Road. Staff recommendation is pending. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

7. [17-5346](#) 170128: Request by Xavier D. Urrutia, City of San Antonio, for approval to replat and subdivide a tract of land to establish North East I.S.D. Sports Park Subdivision, generally located northeast of the intersection of Wetmore Road and Wurzbach Parkway. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

8. [17-4835](#) 170232: Request by Chad Johannesen, Calatlantic Homes of Texas, Inc., for approval to replat and subdivide a tract of land to establish Babcock Ridge Subdivision, generally located north of the intersection of Prue Road and Babcock Road. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

9. [17-5130](#) 170338: Request by Carmen Noelia Romero, for approval to replat a tract of land to establish Romero Subdivision, generally located east of the intersection of Gillette Boulevard and Rhoda Avenue. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Land Transactions

10. [17-4954](#) S.P. 2042: A Resolution supporting the closure, vacation and abandonment of a 0.13 acre of unimproved Hunstock Avenue Public Right of Way, located between Groveton Street and dead-ending into Union Pacific Railroad tracks, in Council District 5, as requested by Railroad Republic, LLC. Staff recommends Approval. (Martha Almeria, Management Analyst, (210) 207-6970, malmeria@sanantonio.gov, Transportation & Capital Improvements Department)

Variances

11. [17-5014](#) TPV 17-017: Variance Request by Miles Stanley, 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)
12. [17-5260](#) TPV 17-021: Variance Request by James Griffin, 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)

Comprehensive Master Plan Amendments

13. [17-5103](#) PLAN AMENDMENT CASE # 17076 (Council District 4): A request by Brown & Ortiz, P.C. for approval of a resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Country Tier” to “Suburban Tier” on 90.77 acres out of CB 4298, located at 13886 Watson Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017259)
14. [17-5255](#) PLAN AMENDMENT CASE # 17077 (Council District 1): A request by Victor Salas Hugo Sr. for approval of a resolution to amend the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” to “Mixed Use” on Lot 28, Block 3, NCB 3032 and 0.0032 acres out of Lot 31, Block 3, NCB 3032, located at 115 Cincinnati Avenue. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017265)

15. [17-5268](#) PLAN AMENDMENT CASE # 17078 (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" and "Low Density Mixed Use" to "Low Density Mixed Use" on 1.26 acres out of NCB 2870, located at 2734 North Saint Mary's Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107 Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017266)
16. [17-5114](#) PLAN AMENDMENT CASE # 17079 (Council District 4): A request by Russell D. Felan 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 "Rural Estate Tier" to "Suburban Tier" on Lot 9, Block 3, NCB 11257, located at 3830 SW Military Drive. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017267 CD)
17. [17-5254](#) PLAN AMENDMENT CASE # 17080 (Council District 6): A request by Jerry Arredondo 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 "Specialized Center" on Lot P-200 and Lot P-201, NCB 18049, located at 7510 Grissom Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017270 S)
18. [17-5237](#) PLAN AMENDMENT CASE # 17082 (Council District 2): A request by Raul Ortiz 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 "Medium Density Residential" to "Regional Commercial" on Lot 28, NCB 3895, located at 103 Denver Boulevard. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017268)

Other Items

19. [17-5027](#) A Public Hearing and consideration of a Resolution recommending adoption of the SA Corridors Strategic Framework Plan as a component of the City's Comprehensive Plan. (Jacob Floyd, AICP, Planning Coordinator, (210) 207-8318, jacob.floyd@sanantonio.gov, Planning Department)
20. [17-4829](#) Consideration of a resolution to reschedule the Planning Commission meetings of November 8, 2017, November 22, 2017, and December 27, 2017. Staff recommends Approval. (Richard Carrizales, Sr. Planner, Development Services Department, Richard.carrizales@sanantonio.gov (210) 207-8050)

Approval of Minutes

21. [17-5339](#) Consideration and Action on the Minutes from September 13, 2017.

Director's Report

SA Tomorrow Briefing

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.**