

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, September 13, 2017**

**2:00 PM**

**1901 S. Alamo**

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### 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**

Briefing to reschedule the Planning Commission meetings for November and December.  
(Holiday Schedule)

### **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.     [17-4957](#)     150571: Request by Fred Ghavidel, Newleaf Homes, for approval to subdivide a tract of land to establish Horizon Pointe Subd., Unit 10C, generally located north of the intersection of Celestial Moon and Paria Canyon. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
2.     [17-4845](#)     160013: Request by George A. “Chip” Field, Cumberland Potranco Joint Venture, for approval to subdivide a tract of land to establish Stevens Ranch POD 26A1 Subdivision, generally located northwest of the intersection of Stevens Parkway and Potranco Road. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
  
3.     [17-4779](#)     160285: Request by John Jeffers, Crighton Development Co., for approval to subdivide a tract of land to establish Pecan Springs Ranch Unit 2 Subdivision, generally located north of the intersection of Toutant Beauregard Road and Anagua Springs Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
  
4.     [17-4853](#)     160539: Request by Hector Mendez, Mendez Group, LLC., for approval to subdivide a tract of land to establish Arcadia Plaza Subdivision, generally located east of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
  
5.     [17-4720](#)     160584: Request by Victor Andonie, MS410 Partners LLC, for approval to replat a tract of land to establish Museum Single Family IDZ Subdivision, generally located at the intersection of Carnahan Street and Catalpa Avenue. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

6. [17-4850](#) 160588: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval of a replat and subdivide a tract of land to establish Tribute Ranch Subdivision Unit 2, generally located northwest of the intersection of FM 1560 and Straight Tribute. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
7. [17-5038](#) 170094: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Alamo Ranch-Unit 16 Subdivision, generally located southwest of the intersection of Culebra Road and Roft Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
8. [17-4864](#) 170440: Request by Chelsey I. Swann, III, Milestone Potranco Development, Ltd., for approval to replat a tract of land to establish Grosenbacher Ranch Unit-1B Subdivision, generally located southeast of the intersection of Grosenbacher Road and Madrona Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Planned Unit Development**

9. [17-4840](#) 17-00003: Request by Continental Homes of Texas, L.P., for approval of a Planned Unit Development to establish Solana Ridge Unit 12R, PUD Subdivision, generally located northwest of the intersection of Ray Ellison Drive and Sol Trace. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

**Land Transaction**

10. [17-4726](#) Resolutions recommending the authorization of a Joint Use Agreement and a Temporary Construction Easement between the City of San Antonio and the San Antonio River Authority (SARA) to construct a water line and lift station necessary for the San Pedro Creek Improvements Project (a collaborative effort between Bexar County and SARA), in Council District 1. (Pedro Alanis, Real Estate Administrator, (210) 207-3908, pedro.alanis@sanantonio.gov, Center City Development and Operations)

**Comprehensive Master Plan Amendments**

11.     [17-5087](#)     (Continued from 8/23/17) 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](mailto:angela.cardona@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017223)
  
12.     [17-4861](#)     PLAN AMENDMENT CASE # 17071 (Council District 1): A request by Gerardo and Florestela Santos for approval of a resolution to amend the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Mixed Use" on 0.1315 acres out of NCB 9736, located at 802 Hermine Boulevard. Staff recommends Approval. (Erica Greene, Planner (210) 207-7980, [erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017236)
  
13.     [17-4891](#)     PLAN AMENDMENT CASE # 17072 (Council District 2): A request by Donald R. Garrahan 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" to "Low Density Residential" on Lot 23, NCB 12175 located at 116 Holbrook Road. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, [Nylih.Acosta@sanantonio.gov](mailto:Nylih.Acosta@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017238)

14.     [17-5094](#)     PLAN AMENDMENT CASE # 17073 (Council District 2): A request by Cesar A. Silva 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 “Medium Density Residential” and “Neighborhood Commercial” to “Community Commercial” on 0.1387 acres out of NCB 1205, located at 500 Block of Runnels Avenue. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, [angela.cardona@sanantonio.gov](mailto:angela.cardona@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017245)
15.     [17-4863](#)     PLAN AMENDMENT CASE # 17074 (Council District 2): A request by Brown & Ortiz for approval of a resolution to amend the I-10 East Corridor Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Urban Living” on 40.027 acres out of NCB 16551 (formerly CB 5089), generally located at East Loop 1604 and Weichold Rd. Staff recommends Approval. (Erica Greene, Planner (210)207-7980,[erica.greene@sanantonio.gov](mailto:erica.greene@sanantonio.gov); Development Services Department) (Associated Zoning Case Z2017247)

#### **Approval of Minutes**

16.     [17-5017](#)     Consideration and Action on Minutes from August 23, 2017
17.     [17-5131](#)     Consideration and Action on the Minutes from August 30, 2017.

#### **Director’s Report**

Discussion on upcoming Holiday Schedule.

#### **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.**