

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, October 11, 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

Work Session - discussion of policies and administrative procedures and any items for consideration on the agenda for October 11, 2017.

1. Briefing on Memorandum of Understanding between Joint Base San Antonio and the City of San Antonio. (Larry Odis, Sr. Planner, (210) 207-0139, Larry.Odis@sanantonio.gov, Office Of Policy Administration, Development Services Department).

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. [17-5597](#) 160469: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Ranch View Unit 10 Subdivision, generally located north of the intersection of Talley Road and Culebra Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

2. [17-5374](#) 160528: Request by Bruce Cash, PDI Development, Inc. / I-10 Investments, LTD., for approval to subdivide a tract of land to establish Paloma Unit 6A Subdivision, generally located east of Interstate Highway 10 East and Weichold. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

3. [17-5265](#) 170146: Request by Noel Poyo, Ingram Road Investments, LLC, for approval to replat a tract of land to establish Crown Haven Residential Subdivision, generally located southwest 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)

4. [17-5594](#) 170382 - Request by Garrett J. Sullivan, North East Independent School District, for approval to vacate and resubdivide a tract of land to establish NEISD Krueger Middle School Subdivision, generally located at the intersection of Lanark Drive and Kingston Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

5. [17-5602](#) (WITHDRAWN) PLAN AMENDMENT CASE # 17084 (Council District 2): A request by Jaime Hernandez for approval of a resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “High Density Mixed Use” to “Regional Commercial” on Lot 29, NCB 10734 and 0.828 acres out of Lot 12, Block 2, NCB 10733, located at 1231 South W.W. White and 1241 South W. W. White. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017281 S)

6. [17-5600](#) PLAN AMENDMENT CASE # 17081 (Council District 2): A request by the City of San Antonio for approval of a resolution to amend the IH-10 East Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks Open Space”, “Low Density Residential”, “Neighborhood Commercial”, “Community Commercial”, and “Industrial” to “Regional Commercial”, “Light Industrial”, and “Industrial” on 1,139 acres out of CB 5100, CB 5875, CB 5973, NCB 17994 and NCB 17995, generally located north of FM 1346, south of IH-10 East, east of North Foster Road, and west of FM 1516. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107 Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017272)

7. [17-5391](#) PLAN AMENDMENT CASE # 17083 (Council District 1): A request by Joseph Tober, P.E. 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 “High Density Residential” on 0.47 acres out of NCB 8417, located at 1006 Vance Jackson Road. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017274).

8. [17-5396](#) PLAN AMENDMENT CASE # 17086 (Council District 1): A request by Brown & Ortiz for approval of a resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Suburban Tier” to “Regional Center” on Lot 5 and the north 1 foot of Lot 4, Block 1, NCB 13996, located at 8406 and 8404 Speedway Drive. Staff recommends Denial. (Erica Greene, Planner (210)207-7980, erica.greene@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017285)
9. [17-5390](#) PLAN AMENDMENT CASE # 17087 (Council District 2): A request by Scott Mortensen, P.E. for approval of a resolution to amend the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Urban Living” to “Community Commercial” on 3.113 acres out of NCB 18229, located at 12518 IH 10 East. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2017283).

Annexation

10. [17-5492](#) Public hearing and consideration of a resolution recommending the approval of a proposed Voluntary Annexation of a 62.57 acre property, which is contiguous to the City limits of San Antonio and within the City of San Antonio’s Extraterritorial Jurisdiction (ETJ) in Bexar County. Staff recommends approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, Priscilla.Rosales-Pina@sanantonio.gov, (210) 207-7839]

Approval of Minutes

11. [17-5596](#) Consideration and Action on the Minutes from September 27, 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.**