

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, January 10, 2018

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. [18-1156](#) 140233: Request by Jay A. Hanna, WPE Ventures, LLC., 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 Westcreek Oaks, Unit-7 Subdivision, generally located southeast of the intersection of Wiseman Road and Talley Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

2. [18-1138](#) 160195: Request by Patrick Biernaki, 825 Grayson, LLC, for approval to subdivide a tract of land to establish Grayson Townhomes, IDZ Subdivision, generally located west of the intersection of East Grayson Street and North Pine Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

3. [18-1144](#) 160266: Request by Aamir Ehsan, for approval to replat a tract of land to establish Mehar Gardens PUD Subdivision, generally located south of Beckwith Boulevard and west of Vance Jackson Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

4. [18-1102](#) 160461: Request by Cynthia L. Luna Morales and Jorge L. Morales, for approval to replat a tract of land to establish Morales Addition Subdivision, generally located east of the intersection of Menger Drive and Bulverde Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

5. [18-1039](#) 160489: Request by Lloyd A. Denton, Jr., AGI Kinder Ranch, LTD., for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit-1A (Enclave) Subdivision, generally located northeast of the intersection of Kinder Run and Estin Height. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

6. [18-1229](#) 160506: Request by Pastor Jeremy Burke, for approval to replat a tract of land to establish City South Church Subdivision, generally located along the southwest intersection of W. Malley Boulevard and Moursund Boulevard. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

7. [17-6732](#) 160586: Request by Dennis Stein, MMM & D LLC., for approval to subdivide a tract of land to establish Lucy's Doggy Daycare – 1604 Subdivision, generally located southwest of the intersection of Lockhill Selma Drive and Loop 1604. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

8. [18-1087](#) 170171: Request by Lloyd A. Denton Jr., Bitterblue - Two Creeks North, LTD., for approval to replat and subdivide a tract of land to establish Two Creeks, Unit 13B & 17 (Enclave) Subdivision, generally located southwest of the intersection of Two Creeks and Two Springs. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

9. [18-1122](#) 170178: Request by John R. Scott, III, Manager, Mizpah Properties, LLC, for approval to subdivide a tract of land to establish Bandera Biering Subdivision, generally located northeast of the intersection of Biering Lane and Bandera Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

10. [18-1143](#) 170262: Request by Blake E. Harrington, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Sterling Ridge Unit 2, Enclave Subdivision, generally located southeast of the intersection of W. Borgfeld Drive and Glenrose Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

11. [18-1104](#) 170393: Request by Jessica K Lombardi, Joseph V Friesenhahn, Vernon C. Friesenhahn, Rolling Village I, LTD., for approval to replat and subdivide a tract of land to establish Rolling Village I Subdivision, generally located at the intersection of Nacogdoches Road and State Loop 1604. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

12. [18-1121](#) 170405: Request by Raul R. Castillo, for approval to replat and subdivide a tract of land to establish Hackelberg Place Subdivision, generally located northwest of the intersection of Hackelberg Road and Ladd Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

13. [18-1111](#) 170428: Request by Leo Gomez, Brooks Development, for approval to replat and subdivide a tract of land to establish BCB – Aviation Lndg 3 Subdivision, generally located northwest of the intersection of Aviation Lndg and Lyster Road. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

14. [18-1189](#) 170430: Request by Chad Nugent, Ladera I, LLC., for approval to subdivide a tract of land to establish Ladera Hills Subdivision, generally located northwest of the intersection of W. Grosenbacher Road and State Highway 211. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

15. [18-1129](#) 170451: Request by David C. Frye, San Antonio 2016, LLC., for approval to subdivide a tract of land to establish Ackerman Gardens, Unit-2 Subdivision, generally located southwest of the intersection of Binz Engleman Road and Sunview Valley. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

16. [18-1095](#) 170482: Request by Jay Hanna, HM Leonard Development, Inc., for approval to replat a tract of land to establish Balcones Creek Ranch IH-10, Enclave Subdivision, generally located southwest of the intersection of IH-10 West and Balcones Creek. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
17. [18-1155](#) 170534: Request by Emma Y. Bocanegra, for approval to replat a tract of land to establish Bocanegra Estates Subdivision, generally located northwest of the intersection of Loop 410 and Laurelhill Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
18. [18-1096](#) 170549: Request by Air Measurement Technologies, LLC and EBS Properties, LLC, Herbert L. Sumberg, Jr., for approval to replat a tract of land to establish Country Hollow Subdivision, Unit 1 Subdivision, generally located west of the intersection of Countryside Drive and Country Lane. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

Variances

19. [18-1132](#) TPV 18-004: Variance Request by Paige Anderson, 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

20. [18-1031](#) A Resolution supporting the acquisition of 3.0 acres of land located in Council District 2 on Austin Highway between Perrin Beitel Road and Harry Wurzbach for the purpose of building a replacement for Fire Station 24. Staff Recommends approval. (Adrian Ramirez, Senior Real Estate Specialist, 210-207-2099, Adrian.Ramirez@sanantonio.gov, Transportation & Capital Improvements Department)

21. [18-1030](#) A Resolution supporting the acquisition of 3.0 acres of land located in Council District 2 on South Foster Road between Interstate 10 and East Houston Street for the purpose of building a new Fire Station. Staff Recommends approval. (Adrian Ramirez, Senior Real Estate Specialist, 210-207-2099, Adrian.Ramirez@sanantonio.gov, Transportation & Capital Improvements Department)

Comprehensive Master Plan Amendments

22. [18-1195](#) PLAN AMENDMENT CASE # 18012 (Council District 2): A request by Elbert Fuqua 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 “Mixed Use” on Lot A and Lot B, Block 10, NCB 1330, located at 1824 and 1826 Hays Street. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018047)
23. [18-1196](#) PLAN AMENDMENT CASE # 18013 (Council District 3): A request by Michael Arch for approval of a resolution to amend the Highlands 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 Lot 2 and the east 55 feet of Lot 1, Block 13, NCB 10139, located at 422 Pennystone Avenue. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018051)
24. [18-1205](#) PLAN AMENDMENT CASE # 18014 (Council District 5): A request by Raul Salazar 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 “Low Density Residential” to “Regional Commercial” on Lot 38, Block 33 and Block 35, NCB 3694, located at 435 Menefee Boulevard. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018055)

25. [18-1208](#) PLAN AMENDMENT CASE # 18016 (Council District 3): A request by Mark Brown 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 “Rural Estate Tier” and "Suburban Tier" to “Suburban Tier” on 100.349 acres out of CB 4167, located in the 3700 block of South Loop 1604 East. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018062)
26. [18-1124](#) PLAN AMENDMENT CASE # 18017 (Council District 5): A request by Ramiro Reyes 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 “Low Density Residential” to “Business Park” on Lots 23 and 24, Block 5, NCB 11370, located at 2634 Southwest 34th Street. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018064)
27. [18-1209](#) PLAN AMENDMENT CASE # 18018 (Council District 2): A request by Brown & Ortiz, PC 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 “Neighborhood Commercial” and “Community Commercial” to “Low-Density Residential” and “Community Commercial” on 12.209 acres out of NCB 17730, generally located Southwest of the Gibbs-Sprawl Road and Walzem Road intersection. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018065)

Other Items

28. [17-6633](#) Consideration, discussion, and possible action on proposed amendments to Sec. 35-339.04 Military Lighting Overlay Districts (MLOD) of the Unified Development Code. (Michael Dice, Policy Administrator, Development Services Department)

29. [17-6635](#) Consideration, discussion, and possible action on proposed amendments to Chapter 35 in response to a Council Consideration Request regarding short term rentals. (Michael Dice, Policy Administrator, Development Services Department)

Approval of Minutes

30. [18-1179](#) Consideration and Action on the Minutes from December 13, 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.**