

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, February 28, 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 |

Casey Whittington, Vice Chair | Christopher Garcia, Pro-Tem |

Jody R. Sherrill | Marcello Martinez | Michael Garcia Jr. |

June Kachtik | Kacy Cigarroa | Andrew Ozuna |

Ex-Officio Members

Dr. Francine Romero, Chair Zoning Commission | John Kuderer, 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. [18-1966](#) 170017: Request by J. L. Guerra Jr., HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Horizon Pointe Unit 11 Subdivision, generally located north of the intersection of Woodlake Parkway and Sierra Sunset. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

2. [18-2011](#) 170293: Request by Joseph C. Hernandez, KB Home Lonestar, Inc., for approval to subdivide a tract of land to establish Overlook at Medio Creek Unit 4 Subdivision, generally located south of the intersection of Cottage Creek and Overlook Acres. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

3. [18-1846](#) 170311: Request by Bruce Cash, PDI Development, Inc., for approval to subdivide a tract of land to establish Paloma Unit 5 Subdivision, generally located southeast of the intersection of U.S. Highway 90 East and Welch Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

4. [18-2068](#) 170441: Request by Dr. Jeff Goldhorn, Education Service Center, Region 20, for approval to replat a tract of land to establish ESC Region 20 Subdivision, generally located east of the intersection of Carson Street and Norfleet Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

5. [18-1709](#) 170484: Request by Bradley Warr, Mountain West IRA, Inc., FBO Farnum Warr IRA ETAL, for approval to replat a tract of land to establish Larkspur Drive Subdivision, generally located southwest of the intersection of Link Drive and Larkspur Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

6. [18-2070](#) 170495: Request by Jay A. Hannah, WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit 22P Subdivision, generally located northwest of the intersection of Sage Run and Wilby Lane. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

7. [18-1957](#) (Continued from 02/14/18) PLAN AMENDMENT CASE # 18024 (Council District 8): A request by Kaufman and Killen, Inc 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 “Country Tier” to “Suburban Tier” on 5.434 acres out of NCB 35936, located at 6185 Camp Bullis Road. Staff recommends Approval. (Associated Zoning Case Z2018092)
8. [18-2046](#) PLAN AMENDMENT CASE # 18027 (Council District 2): A request by Miguel Angel Payran Hernandez, for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan by the City, by changing the future land use from “Medium Density Residential” to “General Commercial” on the South 91.1 feet of Lot 27 through Lot 32, Block 21, NCB 1620, located at 1430 South New Braunfels Avenue. Staff recommends Approval. (Daniel Hazlett, Planner, (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018100 CD)
9. [18-2072](#) PLAN AMENDMENT CASE # 18028 (Council District 1): A request by David Anton Armendariz, for approval of a resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan by the City, by changing the future land use from “Medium Density Residential” to “High Density Residential,” on Lots 51 through Lot 56, Block 2, NCB 6481, located at 1553 West Woodlawn Avenue. Staff recommends Denial. (Angela Cardona, Planner, (210) 207-5836, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018104)

10. [18-2047](#) PLAN AMENDMENT CASE # 18029 (Council District 1): A request by Donald Oroian, for approval of a resolution to amend the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan by the City, by changing the future land use from “Low Density Residential,” to “Medium Density Residential,” on the south 50-feet of Lot 1 and Lot 2, Block 15, located at 416 Kendall Street. Staff recommends Approval. (Daniel Hazlett, Planner, (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018105)
11. [18-2069](#) PLAN AMENDMENT CASE # 18030 (Council District 7): A request by Roger Canales, 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 “Low Density Residential” to “High Density Residential” on Lot 38, Block H, NCB 8398, located at 919 Sutton Drive. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018106)
12. [18-2075](#) PLAN AMENDMENT CASE # 18031 (Council District 2): A request by Brown & Ortiz P.C. for approval of a resolution to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks and Open Space” and “Urban Living” to “Community Commercial” on 9.5 acres out of NCB 18225 and CB 5083, generally located at 999 East Interstate Highway 10. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018108)

13. [18-1930](#) PLAN AMENDMENT CASE # 18032 (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 “Rural Estate Tier” to “Regional Center” on the south 180-feet of Lot 5, Block 1, NCB 17637, located at 10540 Culebra Road. Staff recommends Denial, with an Alternate Recommendation. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov, Development Services Department) (Associated Zoning Case Z2018110)
14. [18-2071](#) PLAN AMENDMENT CASE # 18033 (Council District 8): A request by Brown & Ortiz, P.C. 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 “Mixed Use Center” to “General Urban Tier” on 13.76 acres out of NCB 14686 and NCB 14691, generally located in the 5600 block of Babcock Road. Staff recommends Approval. (Kayla Leal, Planner, (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018111)

Other Items

15. [18-2158](#) Resolution appointing members of the Planning Commission to the Planning Commission Technical Advisory Committee. (Tony Felts, AICP, Interim Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department)

Approval of Minutes

16. [18-2037](#) Consideration and Action on the Minutes from February 14, 2018

Director's Report

Reminder of FDR submittal.

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.**