

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, March 14, 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 |

Michael Garcia Jr. | June Kachtik | Kacy Cigarroa | Andrew Ozuna

Jessica Brunson | Connie Gonzalez

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

Briefing on expiring terms and vacancies on the Planning Commission Technical Advisory Committee, and the Planning Commission Nominating Committee.

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. [18-2336](#) 170155: Request by W.A. Landreth, Vaquero Alamo Ranch Partners, LP, for approval to replat and subdivide a tract of land to establish Vaquero Addition Subdivision, generally located southwest of the intersection of Alamo Ranch Parkway and Lone Star Parkway. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

2. [18-2242](#) 170235: Request by Natalie Griffith, Habitat for Humanity of San Antonio, Inc., for approval to subdivide a tract of land to establish Lenwood Heights Subdivision Unit 4, generally located northwest of the intersection of Joe Godley Trail and Enid Street. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

3. [18-2274](#) 170475: Request by Frank Pakuszewski, Cedar SOJO, LP, for approval to replat and subdivide a tract of land to establish SOJO Commons, Phase 1, IDZ Townhome Subdivision, generally located northwest of the intersection of East Locust Street and East Euclid Avenue. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

4. [18-2338](#) 170494: Request by John Cork, CW-TRP, LLC, for approval to subdivide a tract of land to establish Texas Research Park, Unit-8 Subdivision, generally located southwest of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

5. [18-2337](#) 170606: Request by Blake Harrington, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 48C PH 2-1, PUD Subdivision, generally located northeast of the intersection of Del Webb Boulevard and Colbert Ferry. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Time Extensions

6. [18-2277](#) 130397: Request by Travis Elseth, KFW Engineers & Surveying, 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 Elm Valley Unit 2, generally located southwest of Medina Base Road and Five Palms Drive. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

7. [18-2268](#) 130502: Request by Richard W. Lowder, RimRock Management, Inc., 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 Eagle Point Subdivision, generally located northwest of the intersection of U.S. Highway 181 and Old Corpus Christi Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

Variance

8. [18-2326](#) TPV 18-015: Variance Request by Joseph Ortega, 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

9. [18-1545](#) S.P. 1964: A Resolution supporting the vacation and abandonment of 0.517 acres of improved Lewis Street and West Russell Place Public Rights of Way, in Council District 1, as requested by Christ Episcopal Church. Staff recommends Approval. (Martha Almeria, Management Analyst, Transportation & Capital Improvements Department, malmeria@sanantonio.gov)

10. [18-1304](#) S.P. 2080: A Resolution supporting the release of a City drainage easement being 0.492 of an acre located near the intersection of Higgins Road and Stahl Road, in Council District 10, as requested by ACL Creek Ventures LLC. Staff recommends Approval. (Martha Almeria, Management Analyst, Transportation & Capital Improvements Department, malmeria@sanantonio.gov)
11. [18-2140](#) S.P. 2094: A resolution to support the declaration as surplus to the needs of the City of San Antonio and authorization for the disposition of former Fire Station 18 located at 1463 South W.W. White road in Council District 2. Staff recommends Approval. (Becky Richard, TCI, Management Analyst, (210) 207-4024, Rebecc.Richard@sanantonio.gov)

Annexation

12. [18-2181](#) Public hearing and consideration of a resolution recommending the approval of a proposed Annexation of a 6 acre property as requested by the property owners, AZTX Properties, and .08 of an acre of right-of-way, which are contiguous to the City limits of San Antonio and located 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]
13. [18-2182](#) Public hearing and consideration of a resolution recommending the approval of a proposed Annexation of an 11.48 acre property as requested by the property owners, Falcon International Bank, which is contiguous to the City limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in Bexar County. Staff recommends Approval. [Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, (210) 207-0268]

Comprehensive Master Plan Amendments

14. [18-1963](#) (Continued from 02/14/18) 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)

15. [18-2289](#) (Continued from 02/28/18) 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. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018092)

16. [18-2296](#) PLAN AMENDMENT CASE # 18035 (Council District 5): A request by Seref Hacibektasoglu for approval of a resolution to amend the Nogalitos/South Zarzamora 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 25 and Lot 26, Block 7, NCB 3910, located at 723 Recio Street. Staff recommends Denial with an Alternate Recommendation. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018106)

17. [18-2203](#) PLAN AMENDMENT CASE # 18036 (Council District 3): A request by Nilkantheri Limited Partnership for approval of a resolution to amend the South Central San Antonio Community Plan, by changing the future land use from “Low Density Residential” to “Regional Commercial” on Lot 5 and Lot 32, Block 6, NCB 10938, located at 740 Hot Wells Boulevard. Staff recommends Denial with an Alternate Recommendation. (Marco Hinojosa, Planner (210)-207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018119)
18. [18-2266](#) PLAN AMENDMENT CASE # 18038 (Council District 2): A request by Peggy Brimhall for approval of a resolution to amend the Government Hill Neighborhood Plan, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on Lot 2, Block 2, NCB 1266, located at 808 East Carson Street. Staff recommends Approval. (Daniel Hazlett, Planner (210)-207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018125)
19. [18-2267](#) PLAN AMENDMENT CASE # 18039 (Council District 7): A request by Jerry Arredondo for approval of a resolution to amend the West/Southwest Sector Plan, by changing the future land use from “General Urban Tier” to “Regional Center” on Lot 3, Block 4, NCB 14880, located at 5720 Bandera Road. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018109)
20. [18-2269](#) PLAN AMENDMENT CASE # 18041 (Council District 2): A request by Jamie Arechiga for approval of a resolution to amend the I-10 East Corridor Perimeter Plan, by changing the future land use from “Business Park” and “Medium Density Residential” to “Low Density Residential” on 168.45 acres out of NCB 12867 and NCB 35098, located at 5502 Interstate 10 East. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018128)

Other Items

21. [18-2314](#) Appoint at least three members and an alternate member to the Planning Commission Technical Advisory Committee Nominating Committee.

Approval of Minutes

22. [18-2309](#) Consideration and Action on the Minutes from February 28, 2018.

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.**