

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, March 28, 2018**

**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 |

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 the World Heritage Buffer Corridors and Properties. (Presented by Colleen Swain, World Heritage Office).

### **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.     [18-2348](#)     160519: Request by Gordon Hartman, Daphne Development, LLC, for approval to replat and subdivide a tract of land to establish Waterford Park Unit-4 Subdivision, generally located southeast of the intersection of Waterford Tree and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
2.     [18-2434](#)     160442: Request by David Peveto, 281 Storage, LLC, for approval to replat a tract of land to establish Sendero 281 North Subdivision, generally located north of the intersection of Overlook Parkway and US Highway 281. Staff recommends Approval. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
3.     [18-2369](#)     160569: Request by Leslie Ostrander, Assistant Secretary for CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Valley Ranch - Unit 12B Subdivision, generally located northwest of the intersection of Wichita Parke and Monument Parke. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
4.     [18-2353](#)     170058: Request by Joseph Hernandez, KB Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish Fischer Tract, Unit 1B Subdivision, generally located northeast of Evans Road and Cibolo Vista. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
5.     [18-2407](#)     170113: Request by Mario Gonzalez, Southtown One, LTD, for approval to subdivide a tract of land to establish S. Presa Townhomes Subdivision, generally located at the intersection of Vance Street and Labor Street. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

6.     [18-2344](#)     170154: Request by Blake Harrington, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Alamo Ranch Unit 44C, PUD Subdivision, generally located southwest of the intersection of Alamo Ranch Parkway and Del Webb Boulevard. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
7.     [18-2428](#)     170273: Request by Steve Sanders, UTSA Blvd IH10 LP, for approval to subdivide a tract of land to establish Schumacher Connector Road (MPCD), generally located northwest of the intersection of Hausman Road and IH-10. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
8.     [18-2451](#)     170335: Request by Michael W. Moore, Perry Homes, LLC, for approval to subdivide a tract of land to establish Westpointe East Unit 33, Phase 7 Subdivision, generally located southeast of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
9.     [18-2433](#)     170384: Request by Joseph Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Palo Alto Unit 1 A Subdivision, generally located southwest of the intersection of Palo Alto Road and Southwest Loop 410 Highway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
  
10.    [18-2349](#)     170560: Request by Brett Henneke, for approval to replat a tract of land to establish DL Sutton Subdivision, generally located northwest of the intersection of John Adams Drive and Wild Cherry Drive. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
11.    [18-2462](#)     170591: Request by Javier Valdez Villarreal Romo, for approval to replat a tract of land to establish Libson Subdivision, generally located northeast of the intersection of Silver Oaks Drive and Libson Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

12.     [18-2461](#)     180014: Request by Allan W. Young, Connection Industrial Park, LLC, for approval to subdivide a tract of land to establish SFIP Unit 3A & 4A Subdivision, generally located southeast of the intersection of North Foster Road and Cal Turner Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
13.     [18-2520](#)     180068: Request by Rozmin Yazdani, CPS Energy, for approval to subdivide a tract of land to establish Gembler Central Garage Subdivision, generally located northwest of the intersection of Kono Road and Gembler Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

**Land Transactions**

14.     [18-2524](#)     S.P. 2013: A Resolution supporting the closure, vacation, and abandonment of 0.146 of an acre of unimproved Applewhite Street, Public Right of Way, located between 1602 South Flores Street and 202 Peters 1, in Council District 5, as requested by SOFLO OF SA LLC. Staff recommends Approval. (Becky Richard, Management Analyst, (210) 207-4024, Rebecca.Richard@sanantonio.gov, Transportation & Capital Improvements Department)

**Annexation**

15.     [18-2582](#)     Public hearing and consideration of a resolution recommending the approval of a municipal boundary adjustment with the City of Terrell Hills for the transfer of 2.520 acres from the city limits of Terrell Hills to San Antonio. The subject property is located north of Austin Highway and east of North New Braunfels Avenue in Bexar County. Staff recommends Approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, Priscilla.Rosales-Pina@sanantonio.gov, (210) 207-7839]

**Comprehensive Master Plan Amendments**

16.     [18-2583](#)     (Continued from 03/14/18) 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. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018092)
17.     [18-2584](#)     (Continued from 03/14/18) 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.     [18-2144](#)     PLAN AMENDMENT CASE # 18040 (Council District 5): A request by The Legacy at Buena Vista, LP for approval of a resolution to amend the Guadalupe/Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Community Commercial” to “High Density Mixed Use” on 1.711 acres out of NCB 2310, located at 1409 Buena Vista Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018130)
19.     [18-2432](#)     PLAN AMENDMENT CASE # 18042 (Council District 5): A request by Roberto Valle, Jr. for approval of a resolution to amend the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Neighborhood Commercial” on Lot 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, Angela.Cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018131)

20. [18-2381](#) PLAN AMENDMENT CASE # 18044 (Council District 2): A request by Peggy Brimhall 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 "Low Density Residential" to "Medium Density Residential" on Lot 5 and the south 51 feet of Lot 4, Block 1, NCB 1265, located at 421 Pierce Avenue. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018139)

### Approval of Minutes

21. [18-2535](#) Consideration and Action on the Minutes from March 14, 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.

**Language interpreters are available at the meeting.  
For more information call (210) 207-6044.**

**Interpretes estarán disponibles en la reunión.  
Para mayor informes, favor de llamar (210) 207-6044.**

**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).**

**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).**