

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, April 25, 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

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. [18-2786](#) 170196: Request by Leslie Ostrander, CHTEX of Texas, Inc., a Delaware Corporation The Sole General Partner of Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Alamo Ranch-Unit 18B Subdivision, generally located northwest of the intersection of Roft Road and Alamo Ranch Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

2. [18-2784](#) 170210: Request by Joseph Hernandez, K.B. Home Lone Star Inc., for approval to replat and subdivide a tract of land to establish Falcon Landing-Unit 3, PH 2 Subdivision, generally located southwest of the intersection of Geronimo Drive and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

3. [18-2989](#) 170601: Request by Dan Mullins, Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 6 PUD Subdivision, generally located southwest of the intersection of Ivory Canyon and Boerne Stage Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

4. [18-2785](#) 180089: Request by Joshua Valenta, Agent, for approval to replat a tract of land to establish Forest Crest Lot 49 & Lot 50 Subdivision, generally located west of the intersection of West Tejas Trail and Great Navajo. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

Land Transactions

5. [18-2657](#) S.P. 2061 - Request of a Resolution authorizing the closure, vacation and abandonment of a 0.458 of an acre (19,936 square feet) portion of Brackenridge Avenue Public Right of Way and an unimproved 0.069 of an acre (2,987 square feet) 12-foot wide alley located between Tendick Street and Fort Sam Houston adjacent to New City Block 1070 in City Council District 2, as requested by Bartlett Bexar, LLC, for a fee of \$240,759.00. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

6. [18-2275](#) Resolution supporting a request to vacate 1.59 linear feet of right-of-way out of a portion of Peacock Alley for approximately 147.6 square feet total, in NCB 415, Block 18, Lots A7, A8, A9, P100 and P102, San Antonio, Bexar County, Texas. Staff recommends Approval. (Laurie Park, Real Estate Specialist, (210) 207-7370, Laurie.Park@sanantonio.gov, TCI - Real Estate Division)

Comprehensive Master Plan Amendments

7. [18-3005](#) (Continued from 04/11/18) PLAN AMENDMENT CASE # 18046 (Council District 1): A request by Brown & Ortiz, P.C. for approval of a resolution to amend the Tobin Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Low Density Mixed Use” on Lot 5, and the west triangular 60.2 feet of Lot 6, Block 5, NCB 2870, located at 1469 Valdez Avenue. Staff recommends Denial. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018154)

8. [18-3000](#) PLAN AMENDMENT CASE # 18043 (Council District 8): A request by Alvin G Peters 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 “Rural Estate Tier” to “Mixed Use Center” on 21.27 acres out of CB 4719, located at 19389 Babcock Road. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018136)

9. [18-2837](#) PLAN AMENDMENT CASE # 18050 (Council District 2): A request by Kenneth Ray Rothe 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 “Rural Living” to “Low Density Residential” on 125.092 acres out of NCB 35524 and NCB 35132, located at 5753 New Sulphur Springs. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018165)

Approval of Minutes

10. [18-2985](#) Consideration and Action on the Minutes from April 11, 2018.

Director's Report

Update on Short Term Rental proposed Code Amendments.

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).

