

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, May 9, 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 |

12:00 P.M. - Work Session, Tobin Room

Briefing on appointments to PCTAC and interviews of the proposed nominees.

1:30 P.M. - Work Session, Tobin Room

Discussion of policies and administrative procedures and any items for consideration on the agenda for May 9, 2018.

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. [18-3132](#) 160404: Request by Tony Abyad, L410/H16, LP, for approval to replat a tract of land to establish Palo Alto Retail Development Subdivision, generally located at the southeast corner of the intersection of Loop 410 and State Highway 16. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

2. [18-3122](#) 160433: Request by David C. Frye, San Antonio 2015 LLC, for approval to subdivide a tract of land to establish Heritage Oaks Unit 3A MPCD Subdivision, generally located south of the intersection of Englemann Oak and Big Spring Lane. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

3. [18-3027](#) 160484: Request by Ricardo Trevino, Juan Melgar, and Antonio Salazar, for approval to replat a tract of land to establish R. Trevino Subdivision II, generally located southeast of intersection of East Ashley Road and Pleasanton Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

4. [18-3025](#) 170055: Request by Cesar Rodriguez-Navarro, for approval to replat a tract of land to establish Rodriguez Subdivision, generally located northwest of the intersection of Mountain Drive and Easton Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

5. [18-3115](#) 170437: Request by Nancy Torres and Heliodoro Torres, for approval to replat a tract of land to establish Nancy & Heliodoro Torres Subdivision, generally located northeast of the intersection of West Oaks Estates Drive and Blanco Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

6. [18-3220](#) 170505: Request by Brian Barron, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Waterwheel Unit 1 Phase 1 Subd, generally located east of the intersection of (471) Culebra Road and Geronimo Drive. Staff recommends Approval (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov Development Services Department)

7. [18-3050](#) 170506: Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Waterwheel Unit 2 Phase 1 Subdivision, generally located at the intersection of Culebra Road and Landa Falls. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

8. [18-3021](#) 170514: Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to replat and subdivide a tract of land to establish Waterwheel Subdivision Unit 1 Phase 2 Subd., generally located northwest of the intersection of Wind Gate Parkway and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

9. [18-3072](#) 170540: Request by Leslie Ostrander, Continental Homes of Texas, LP., for approval to replat and subdivide a tract of land to establish Whisper Falls Unit 1B Subdivision, generally located southeast of the intersection of Masterson Road and U.S. Highway 90. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

10. [18-3213](#) 170545: Request by Harry Hausman, Vintage Oaks, LLC, Kirk Breitenwischer, Castle Rock Communities, L.P., and Timothy Pruski, Bella Vista C.M.I., LTD., for approval to replat and subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 4 generally located northeast of the intersection of County Road 381 South and Omicron Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)

11. [18-3177](#) 170546: Request by Timothy Pruski, Bella Vista C.M.I., LTD. for approval to subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 5, generally located west of the intersection of Lambda Drive and Omicron Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)
12. [18-3079](#) 170567: Request by Heriberto Perez, for approval to replat and subdivide a tract of land to establish E.P.C. Subdivision, generally located north of the intersection of Rockwell Boulevard and W. Villaret Street. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
13. [18-3199](#) 170584: Request by Roberto C. Leal, Leca Construction, LLC, for approval to subdivide a tract of land to establish Lakeview Villas Subdivision, generally located at the intersection of Lakeview Drive and Woodlake Parkway. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
14. [18-3202](#) 170593: Request by Gordon Hartman, Daphne Development, LLC, for approval to replat and subdivide a tract of land to establish Waterford Park, Unit 5B Subdivision, generally located southwest of the intersection of Culebra Road and Waterford Tree. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
15. [18-3068](#) 180043: Request by Harry Adams, McCombs Family Partners, for approval to subdivide a tract of land to establish 36.06 Acre Tract at Potranco/AL Subdivision, generally located northeast of the intersection of Potranco Road and Groesenbacher Road. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
16. [18-3023](#) 180049: Request by Juan Carlos Garza Living Trust, for approval to replat a tract of land to establish Rustic Lane Subdivision, generally located southwest of the intersection of Sleepy Hollow Road and Rustic Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, Juanita.romero@sanantonio.gov, Development Services Department)Services Department)

17. [18-3210](#) 180141: Request by Bruce Cash, PDI Development, Inc. / I-10 Investments, Ltd., for approval to subdivide a tract of land to establish Paloma Subdivision Unit 5A, generally located northwest of the intersection of Carducci Drive and Pablo Way. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
18. [18-3120](#) 180230: Request by Bryan Sims, HDC Freedom Hills LLC, for approval to replat a tract of land to establish Freedom Hills UT 3-4 Lot 901 Subdivision, generally located southwest of the intersection of Ray Ellison Boulevard and Walnut Valley Drive. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Land Transactions

19. [18-3067](#) S.P. 2027 - Request of a Resolution authorizing the closure, vacation and abandonment of an unimproved 2.842 acre (123,798 square feet) 100-foot wide Public Right of Way in City Council District 4, as requested by Julio Gonzalez, Estela Gonzalez and Julio Gonzalez Jr, for a fee of \$50,857.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)

Comprehensive Master Plan Amendments

20. [18-2986](#) PLAN AMENDMENT CASE # 18051 (Council District 2): A request by Jerry Arredondo 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 “Low Density Residential” to “Regional Commercial” on Lot 24, Lot 25, Lot 27, Lot 28, Lot 29, Lot 30, Lot 31 and the south 40-feet of Lot 32, Block 5, NCB 12875, located at 403, 415 and 431 Stutts Drive. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018171)

21. [18-3203](#) PLAN AMENDMENT CASE # 18053 (Council District 2): A request by Eddy Hernandez Perez, Walsh Gallegos Trevino Russo & Kyle 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 “Low Density Residential” to “Public Institutional” on 5.84 acres out of NCB 12831 and NCB 12836, located at 1314 Hines Avenue. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8202, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018174)
22. [18-3204](#) PLAN AMENDMENT CASE # 18054 (Council District 1): A request by applicant Layce Lefevre, for approval of a resolution to amend the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Mixed Use” on Lot 8, Lot 9, and Lot 10, Block 36, NCB 1868, located at 810 West Craig Place. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8202, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018175)
23. [18-3034](#) PLAN AMENDMENT CASE # 18055 (Council District 8): A request by UP Engineering, LLC 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 “Agribusiness Tier” on Lot 52, Lot 53, Lot 54, and Lot 55, NCB 35733, located at 20951 Milsa Drive. Staff recommends Denial. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018177)
24. [18-3170](#) PLAN AMENDMENT CASE # 18056 (Council District 10): A request by Brown & Ortiz, P.C. for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks/Open Space” to “Public Institutional” on 2.57 acres out of NCB 14945, Generally located at Wurzbach Parkway and Thousand Oaks Drive. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018184)

25. [18-3205](#) PLAN AMENDMENT CASE # 18058 (Council District 3): A request by Donop Holdings, LLC, 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 “Agribusiness/RIMSE Tier” to “Suburban Tier” on 63.5280 acres out of CB 4700, generally located southeast of Donop Road and Southton Road (also known as the 13500 block of Old Corpus Christi Highway). Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8202, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018188)

Other Items

26. [18-3212](#) Consideration and Action to fill expired or vacant terms to the Planning Commission Technical Advisory Committee (PCTAC) .

Approval of Minutes

27. [18-3187](#) Consideration and Action on the Minutes from April 25, 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).