

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, May 23, 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 - Discussion of policies and administrative procedures and any items for consideration on the agenda for May 23, 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. [18-3411](#) 160417: Request by Bruce C. Petersen, La Cantera Development Company, LLC., for approval to replat and subdivide a tract of land to establish Babcock Residential (Enclave) Subdivision, generally located at the intersection of Babcock Road and Camp Bullis Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

2. [18-3532](#) 170306: Request by Gilberto and Lourdes Escamilla, for approval to replat a tract of land to establish Manny's Place Subdivision, generally located north and south of the intersection of Horal Drive and Adams Hill Drive Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

3. [18-3194](#) 170307: Request by Raul and Evelyn Lopez, for approval to replat a tract of land to establish Mi Silao Subdivision, generally located at the intersection of Durham Road and Anacacho Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

4. [18-3464](#) 170317: Request by Daniel Rivers, Life Point Church of San Antonio, Inc., for approval to subdivide a tract of land to establish Life Point Church Subdivision, generally located southeast of the intersection of Farm to Market (FM) Road 1560, and Sawyer Valley Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Time Extension

5. [18-3379](#) 150070: Request by Ashley Farrimond, Kaufman & Killen, 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 Huebner Blanco Crossing, generally located southwest of Huebner Road and Blanco Road. Staff recommends Approval. (Martha E. Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Variance

6. [18-3481](#) BPV 18-001 Request by Donald Oroian, P.E., as owner's agent, to appeal staffs decision of denial for the Administrative exception / Variance Request regarding renovation of an existing residence located at 527 E. Huisache to add an additional 1,507 SF of building for the use of "assisted living" without improving the adjacent unpaved alley as required by (UDC) Article V, Section 35-506(d)(9)(B). Staff recommends Denial. (Kevin Collins, P.E., Development Services Engineer, (210) 207-2806, Development Services Department)

Land Transactions

7. [18-3287](#) A Resolution recommending the declaration as surplus and disposition of a 0.579 acre tract of real property located in Medina County, and its distribution system (including pipes, an Edwards water well and one 200,000 gallon ground storage tank) as requested by San Antonio Water System and authorized for disposal by the SAWS Board of Trustees through Resolution 18-077 dated March 6, 2018. Staff recommends Approval. (Mary L. Fors, Transportation & Capital Improvements, (210) 207-4083, mary.fors@sanantonio.gov)
8. [18-3295](#) A Resolution recommending the acquisition, through negotiation, of approximately 9.0520 acres of unimproved real property located in NCB 15175 and NCB 15194 and authorizing expenditures not to exceed \$25,000.00, payable to the selected title company, for land and associated title fees for the Lackland Corridor Gateway Project, a FY2017 Capital Improvement Program-funded project located in Council District 4. Staff recommends Approval. (Mary L. Fors, Transportation & Capital Improvements, (210) 207-4083, mary.fors@sanantonio.gov).

9. [18-3216](#) S.P. 2079 - Request of a Resolution authorizing the closure, vacation and abandonment of a 0.1230 of an acre (5,359 square feet) improved 14.8-foot wide alley Public Right of Way located between Howard and N. Main Streets adjacent to New City Block 379 in City Council District 1, as requested by Floresville/181 Lessee Incorporated, for a fee of \$70,744.00. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)
10. [18-3006](#) S.P. 2087 - Request of a Resolution declaring a vacant City-owned parcel consisting of approximately .1618 of an acre or 7,050 square feet of real property located at 175 Kelly Drive within New City Block 7674 as surplus to the needs of the City of San Antonio, authorizing its conveyance/sale to Raul C. Alvarado for \$19,500.00, located in Council District 3. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Transportation & Capital Improvements Department)
11. [18-3244](#) S.P. No. 2108: A resolution supporting the closure, vacation and abandonment of an unimproved 0.200 acre alley Public Right of Way located between East Jones Avenue and 10th Street, in Council District 1, as requested by Liberty Properties. Staff recommends Approval. [Martha Almeria, Management Analyst, Transportation & Capital Improvements Department, martha.almeria@sanantonio.gov]

Comprehensive Master Plan Amendments

12. [18-3441](#) (Continued from 05/09/18) 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, with an Alternate Recommendation. (Marco Hinojosa, Planner (210) 207-8202, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018175)

13. [18-3446](#) (Continued from 05/09/18) 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)
14. [18-3196](#) 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 131.969 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)
15. [18-3356](#) PLAN AMENDMENT CASE # 18059 (Council District 1): A request by GCC Rayo Investors, LP 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 “High Density Residential” to “Regional Commercial” on 0.462 acres out of NCB 11714, located at 9215 Lorene Street. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, Daniel.Hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018193)
16. [18-3405](#) PLAN AMENDMENT CASE # 18060 (Council District 5): A request by David Martinez for approval of a resolution to amend the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “Low Density Residential” on Lot 15 and Lot 16, Block 10, NCB 8906, located at 2537 West Southcross Boulevard. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018200)

17. [18-3364](#) PLAN AMENDMENT CASE # 18062 (Council District 3): A request by the City of San Antonio for approval of a resolution amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Parks/Open Space" on the south irregular 26.19 feet of Lot B2, NCB 7676 located at 142 Woodhull, and on the south irregular 61.35 feet of Lot B7, NCB 7676 located at 142 Woodhull and on the east triangular 44.61 feet of Lot B5 & Lot P-100, located at 3301 Mission Road; and from "Mixed Use" to "Public/Institutional" on Lot P-101H, NCB 7650 and on the northwest irregular 188.87 feet of Lot 31, NCB 7650, located on South Presa Street near the intersection of Koehler Court. Staff recommends Approval. (Associated Zoning Case Z2017005 CD)

Other Items

18. [18-3428](#) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by removing a segment of Real Road, a Secondary Arterial Type A requiring 86 feet of right-of-way, between Loop 410 and the existing Real Road. Staff recommends approval. (Jillian Harris, Senior Transportation Planner, (210) 207-7728, jillian.harris@sanantonio.gov, Transportation & Capital Improvements Department)
19. [18-3432](#) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Talley Road between Culebra Road (FM 471) and Cartwright Trail, generally located in western Bexar County. Staff recommends approval. (Greg Reininger, Senior Transportation Planner, (210) 207-4032, gregory.reininger@sanantonio.gov, Transportation & Capital Improvements Department)

20. [18-3171](#) Discussion and Consideration of amendments for Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, Section 35-420 (e) (5) Comprehensive Land Use Categories, and Section Sec. 35-A101. - Definitions and Rules of Interpretation: Comprehensive land use category. During the course of discussion, members may discuss other sections of the UDC or other chapters of City Code. (Rudy Nino, AICP, Assistant Director, Planning Department, 210-207-8389, rudy.nino@sanantonio.gov)

Approval of Minutes

21. [18-3439](#) Consideration and Action on the Minutes from May 9, 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).