

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, July 11, 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. Staff briefing regarding case recommendations and other items for consideration on the posted agenda. Commissioners may direct questions to staff regarding items noticed on the posted agenda or regarding City of San Antonio policies or operations in order to elicit a response of specific factual information or a recitation of existing policy pursuant to Section 551.042 of the Texas Government Code.

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.

Other Items

1. [18-4181](#) Briefing on proposed changes to an Ordinance amending Chapter 16, Licenses and Business Regulations, and Chapter 35, Unified Development Code, of the City Code of San Antonio, Texas, relating to Short Term Rentals.

Plats

2. [18-4076](#) 160478: Request by Chris Dischlinger, LDG Multifamily, LLC., for approval to subdivide a tract of land to establish Copper Pointe Subdivision, generally located northwest of the intersection of Pecan Valley Drive and South New Braunfels Avenue. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
3. [18-4151](#) 160500: Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC., for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit – 3C Subdivision, generally southeast of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
4. [18-4198](#) 170089: Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Redbird Ranch Unit 9C Subdivision, generally located east of the intersection of Hollimon Parkway and Reeves Loop. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
5. [18-4161](#) 170179: Request by Mark Sparrow, Flotex Developers, LLC, for approval to subdivide a tract of land to establish Vista Point 1B-DOS Subdivision, generally located northwest of the intersection of Ray Ellison Drive and Old Pearsall Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

6. [18-4208](#) 170201: Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to replat and subdivide a tract of land to establish Alamo Ranch – Unit 18C Subdivision, generally located west of the intersection of Canadian River and Burros Stone. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

7. [18-4157](#) 170457: Request by David Parkerson, Agent, for approval to subdivide a tract of land to establish Heron at Cresta Bella Subdivision, generally located at the intersection of Cresta Bella and IH-10. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

8. [18-4098](#) 170503: Request by David C. Frye, San Antonio 2016, LLC, for approval to replat and subdivide a tract of land to establish Crestway Heights Unit-1 Subdivision, generally northwest of the intersection of Seguin Road and Crestway Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

9. [18-4077](#) 170592: Request by Edward Destefano, AAA Medical Solutions II, LLC., for approval to replat a tract of land to establish Landyn Lane Subdivision, generally located northwest of the intersection of Mockingbird Lane and Tupelo Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

10. [18-4184](#) 180010: Request by Robynn Rae Sweet, for approval to replat a tract of land to establish Trailwood Subdivision Unit I and Unit II Subdivision, generally located north of Turkey Run Drive and west of Fox Briar Lane. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

11. [18-4194](#) 180041: Request by Michael Caldwell, Church Unlimited, for approval to subdivide a tract of land to establish Church Unlimited Subdivision, generally located north of the intersection of Sendero Verde and U.S. Highway 281. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

12. [18-4078](#) 180138: Request by Bart C. Koontz, Foster Ridge Distribution Center, LP., for approval to subdivide a tract of land to establish Foster Ridge-Koontz Subdivision, generally located southeast of the intersection of Interstate Highway 10 East and north Foster Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

13. [18-4160](#) 180257: Request by Jay Patterson, Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 1 Unit 8 PUD Subdivision, generally located northwest of the intersection of Nina Ridge and Stallion Ridge. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Variances

14. [18-4188](#) TPV 18-017: Variance Request by Mr. Curt Raabe, 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)

15. [18-4189](#) TPV 18-022: Variance Request by Mr. Jose Cantu, 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)

Street Name Change

16. [18-4114](#) Case S18-002 Street Name Change (Council Districts 3,4): A Resolution recommending approval to change the name of Verano Parkway to Jaguar Parkway, between S. Zarzamora & the Missouri Pacific Railroad Co. Staff recommends Approval. (Eddie Torres, Senior Planner, (210) 207-0168, eduardo.torres@sanantonio.gov, Development Services Department)

Land Transaction

17. [18-3555](#) A Resolution to support the authorization of a quitclaim deed for a 6.147 acre tract of land located in Council District 3 and previously conveyed in 2009 to the San Antonio River Authority for the development of the San Antonio River Improvements Project Mission Reach. Staff Recommends Approval. [Lori Houston, Assistant City Manager; Colleen Swain, Director, World Heritage Office]

Comprehensive Master Plan Amendments

18. [18-4144](#) PLAN AMENDMENT CASE # 18066 (Council District 10): A request by Kaufman & Killen, Inc., representative for the applicant, 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 “Suburban Tier” to “Specialized Center” on Lot 32 and Lot 33, NCB 14051 and 0.232 acres out of NCB 14051, located at 6614 and 6618 Topper Run. Staff recommends Approval. (Nylih Acosta, Planner (210) 207-8302, Nylih.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018221)

19. [18-4235](#) (Continued from 06/27/18) PLAN AMENDMENT CASE # 18070 (Council District 2): A request by Melissa Rodriguez, applicant, for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” to “General Commercial” on Lot 41, Block 14, NCB 10251, located at 302 Bellinger Street. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018233 CD)
20. [18-4224](#) PLAN AMENDMENT CASE # 18074 (Council District 1): A request by Michael Rodriguez, applicant, for approval of a resolution to amend the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “High Density Residential” to “Community Commercial” on Lot 7, Block 13, NCB 10060, located at 119 Jackson Keller Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018240 CD)
21. [18-4230](#) PLAN AMENDMENT CASE # 18075 (Council District 3): A request by Jim Ferrel, applicant, 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 “Neighborhood Commercial” to “Community Commercial” on 1.168 acres out of NCB 10849, located at 5006 Alma Drive. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018246 CD)
22. [18-4229](#) PLAN AMENDMENT CASE # 18076 (Council District 3): A request by John C. Cooke, applicant, 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 “General Urban Tier” to “Regional Center” on Lot 4, NCB 11151, located at 10110 Moursund Blvd. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018248 S)

23. [18-4117](#) PLAN AMENDMENT CASE # 18077 (Council District 7): A request by Eliseo and Yolanda Salazar, applicants, for approval of a resolution to amend the Near Northwest Community Plan, by changing the future land use from “Low Density Residential” and "Community Commercial" to “Community Commercial” on the East 60.12 feet of the North 200.42 feet of Lot 3A and the East 60.48 feet of Lot 3B, Block H, NCB 8358, located at 1278 Bandera Road. Staff recommends Approval. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018249 CD)
24. [18-4225](#) PLAN AMENDMENT CASE # 18078 (Council District 1): A request by Robert Melvin, applicant, 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 Mixed Use” and “Low Density Residential” to “High Density Mixed Use” on 0.5880 acres out of NCB 829, located at 1817 North St. Mary’s Street and 824 East Euclid Street. Staff recommends Denial, with an Alternate Recommendation of "Low Density Mixed Use." (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018250)
25. [18-4226](#) PLAN AMENDMENT CASE # 18080 (Council District 2): A request by Patrick Christensen, applicant, for approval of a resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “High Density Residential” and “Parks/Open Space” to “Heavy Industrial” on 0.2290 acres out of NCB 10579, located at 1027 Creekview. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, kayla.leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018255)

Approval of Minutes

26. [18-4223](#) Consideration and Action on the Minutes from June 27, 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).