

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, July 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. 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.

Plats

1. [18-4282](#) 160563: Request by George A. “Chip” Field, III, Cumberland 90, LTD., for approval to subdivide a tract of land to establish The Orchard Phase 1 Subdivision, generally located northwest of the intersection of State Hwy 211 and US HWY 90. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)

2. [18-4344](#) 170108: Request by William Farrar, Instastorage Braun, LLC, for approval to subdivide a tract of land to establish Braun Road Storage Subdivision, generally located northwest of the intersection of Loop 1604 and Braun Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

3. [18-4311](#) 170302: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Alamo Ranch Unit 17B Subdivision, generally located northwest of the intersection of Alamo Ranch Parkway and Alamo Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

4. [18-4312](#) 170315: Request by Shannon Birt, LGI Homes – Texas, LLC, for approval to subdivide a tract of land to establish Foster Meadows Unit 12 Subdivision, generally located southeast of the intersection of Foster Meadows and Lakefront. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

5. [18-4341](#) 170377: Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to subdivide a tract of land to establish Fallbrook-Unit 7A, Enclave Subdivision, generally located east of the intersection of Camillia Trace and Clematis Falls. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

6. [18-4331](#) 170417: Request by Shannon Birt, LGI Homes-Texas LLC, for approval to subdivide a tract of land to establish Luckey Ranch Unit 11 Subdivision, generally located southeast of the intersection of WT Montgomery and Luckey River. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
7. [18-4330](#) 180245: Request by Lloyd A. Denton, Jr., SA Kinder West Units 1 & 2, Inc., for approval to replat a tract of land to establish Kinder West, Unit 1 (Enclave) Subdivision, generally located northwest of the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
8. [18-4258](#) 180325: Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD., for approval to replat a tract of land to establish Elm Valley Unit 1B Subdivision, generally located southwest of the intersection of Medina Base Road and Five Palms Drive. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Variance

9. [18-4387](#) FPV #18-003: Request by Government Relations Group of TX for approval of a variance request associated with a Floodplain Development Permit (FPDP) #2018287 for an existing commercial tract (Zoned C-3) located at 3939 Thousand Oaks, at the northwest corner of Thousand Oaks and Salado Creek Tributary F, east of Bulverde Road. Staff recommends Approval. (Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, jacob.powell@sanantonio.gov, Transportation and Capital Improvement Department)

Comprehensive Master Plan Amendments

10. [18-4115](#) (POSTPONED) PLAN AMENDMENT CASE # 18068 (Council District 2): A request by Joseph Kortsch, applicant, to amend the Area District/Eastside Community Plan, by changing the future land use from “Medium Density Residential” to “High Density Residential” on Lot 24, Block 25, NCB 507, located at 426 Milam Street. (Angela Cardona, Planner (210) 207-5876, angela.cardona@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018224)
11. [18-4434](#) (Continued from 07/11/18) 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)

Approval of Minutes

12. [18-4408](#) Consideration and Action on the Minutes from July 11, 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).