

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

---

**Wednesday, September 12, 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.**

**1) Briefing on the UDC changes related to "IDZ," Infill Development Zone.**

**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.     [18-5085](#)     170504: Request by Landon Hopper, LGI Homes – Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 7A Subdivision, generally located west of the intersection of FM 1560 North and Culebra Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [Juanita.romero@sanantonio.gov](mailto:Juanita.romero@sanantonio.gov), Development Services Department)
  
2.     [18-5101](#)     170507: Request by Landon Hopper, LGI Homes-Texas, LLC, for approval to subdivide a tract of land to establish Talise De Culebra Unit 7B Subdivision, generally located northwest of the intersection of Stillwater and Culebra Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
  
3.     [18-4982](#)     170539: Request by Jennifer Gonzalez, Alamo Community Group, for approval to replat a tract of land to establish Tarasco Gardens Subdivision, generally located southwest of the intersection of Zabra Street and Tarasco Drive. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, [matthew.j.ozuna@sanantonio.gov](mailto:matthew.j.ozuna@sanantonio.gov), Development Services Department)
  
4.     [18-5033](#)     180094: Request by Catherine Wang Lee, for approval to replat a tract of land to establish Oakland Estates Heights Subdivision, generally located northwest of the intersection of Huebner Road and Oakland Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)

5.     [18-4985](#)     180131: Request by Reuben Bar-Yadin, Authorized Agent for Splendida Property System, LLC, for approval to replat a tract of land to establish EKHLA Subdivision, generally located at the intersection of Lockhill-Selma Road and Dreamland Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
6.     [18-4987](#)     180377: Request by Philip W. Stewart, President, Terravista Partners, Ltd., for approval to vacate a tract of land known as Jamar Village, generally located northwest of the intersection of Roselawn Road and Jamar Boulevard. Staff recommends Approval. (Matthew Ozuna, Planner, (210) 207-7898, matthew.j.ozuna@sanantonio.gov, Development Services Department)
  
7.     [18-5060](#)     180378: Request by Philip W. Stewart, President, Terravista Partners, Ltd., for approval to vacate a tract of land known as Jamar Village Subdivision, generally located northwest of the intersection of Roselawn Road and Jamar Boulevard. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

### Comprehensive Plan Amendments

8.     [18-4975](#)     PLAN AMENDMENT CASE # 18082 (Council District 4): A request by James Glasgow for approval of a resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master plan of the City, by changing the future land use from “Agribusiness Tier” to “Suburban Tier” on 13.530 acres out of NCB 11212, located at 9040, 9042, and 9048 Somerset Road. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case # Z2018262)

**Land Transactions**

9.     [18-5050](#)     Resolution recommending the release of a 0.0104 acre (457.11 square feet) utility easement located in New City Block 173 located in Council District 1, as requested by Delta Main and Dwyer, LLC. Staff recommends Approval of this request to release a utility easement in New City Block 173. (Mary L. Fors, Senior Real Estate Specialist, Transportation & Capital Improvements, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov))
10.    [18-5042](#)     Consideration of the following items related to city-owned property and public right-of-ways located near I-10 and Fresno, in Council District 1.
- A. A Resolution recommending the closure, vacation and abandonment of unimproved right-of-ways: a 0.223 acre unimproved portion of Warner Avenue between NCB 7147 and NCB 7160, a 0.046 acre unimproved portion of alley in NCB 7147 and a 0.047 acre unimproved portion of alley in NCB 7160, in Council District 1, as requested by Briarwood Commerce LLC for a fee of \$63,836.64.
- B. A Resolution recommending declaring as surplus a 0.456 acre unimproved parcel in NCB 7147 and a 0.088 acre parcel in NCB 7610, in Council District 1, and authorizing sale of the properties to Briarwood Commerce LLC for a fee of \$143,751.40.
- Staff recommends Approval of these requests to close, vacate, and abandon unimproved right-of-ways. (Mary L. Fors, Senior Real Estate Specialist, Transportation & Capital Improvements, (210) 207-4083, [mary.fors@sanantonio.gov](mailto:mary.fors@sanantonio.gov)).

**Variance**

11.    [18-4877](#)     TPV 18-026: Variance Request by Mr. Ross Corder, P.E. 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”, located at 3800 S Loop 1604. Staff recommends Approval. (Herminio Griego, (210) 207-6042, [herminio.griego@sanantonio.gov](mailto:herminio.griego@sanantonio.gov), Development Services Department)

12.     [18-4873](#)     FPV# 18-002 - Request by GB Contractors and Scott Purcell for approval of a variance request associated with a building permit AP# 2347546 for an existing residential lot (Zoned R5) located at the southeast corner of Heimer Road and Deer Mountain Road. Staff recommends Approval. (Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, [jacob.powell@sanantonio.gov](mailto:jacob.powell@sanantonio.gov))

#### **UDC Zoning Amendment**

13.     [18-5228](#)     Consideration, discussion, and recommendation on proposed Unified Development Code (UDC) amendments including proposed changes to Section 35-310.05a. - Single-Family Residential District, Section 35-341. – "MXD" Mixed-Use District, and Section 35-343. - "IDZ" Infill Development Zone. (Logan Sparrow, Principal Planner, (210) 207-8691, [Logan.Sparrow@sanantonio.gov](mailto:Logan.Sparrow@sanantonio.gov), Development Services Department).

#### **Approval of Minutes**

14.     [18-5024](#)     Consideration and Action on the Minutes from August 22, 2018.

#### **Director's Report: Election of Officers**

#### **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).**