

City of San Antonio



AGENDA - Final Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, October 10, 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 |

Christopher Garcia, Vice Chair | Andrew Ozuna, Pro-Tem |

Michael Garcia Jr. | June Kachtik | Kacy Cigarroa | Jessica Brunson | Connie Gonzalez | Vacant

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. [18-5406](#) 160610: Request by Husain Ezzi, San Antonio, Inc. DBA San Antonio Masjid, for approval to replat and subdivide a tract of land to establish San Antonio Masjid Subdivision III, generally located northwest of the intersection of Farmview Loop and Farmview Lane. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

2. [18-5418](#) 170012: Request by Roberta Lowe, authorized agent for MLK Garden Homes, LLC, for approval to replat and subdivide a tract of land to establish MLK Garden Homes Subdivision, generally located at the intersection of Martin Luther King Drive and Aurelia Street. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

3. [18-5611](#) 170538: Request by Joseph Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Palo Alto Unit 1B Subdivision, generally located southwest of Loop 410 and State Highway 16. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

4. [18-5499](#) 180011: Request by John Peveto Jr., for approval to replat a tract of land to establish Replat of Dominion Phase-1 PUD Subdivision, generally located northeast of the intersection of Dominion Drive and Carefree Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

5. [18-5539](#) 180212: Request by Lloyd A. Denton, Jr., Beitel Creek LTD., for approval to subdivide a tract of land to establish Beitel Creek Commercial Subdivision, generally located northeast of the intersection of Thousand Oaks Drive and Wurzbach Parkway. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

6. [18-5486](#) 180315: Request by Joseph Hernandez, HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Horizon Pointe Subdivision, Unit 14, generally located north of the intersection of Woodlake Parkway and Sierra Sunset. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
7. [18-5487](#) 180328: Request by John Cooley, T/A Apartments Inc., for approval to subdivide a tract of land to establish City Center (IDZ) Subdivision generally located southeast of the intersection of Center Street and North Swiss Street. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

Land Transactions

8. [18-5454](#) A Resolution recommending the declaration as surplus of property of approximately 2.583 acres of 506 Dolorosa as described in Attachment A, approximately 2.032 acres of 702 Dolorosa as described in Attachment B, and approximately 1.110 acres of 332 W. Commerce as described in Attachment C to facilitate a redevelopment in collaboration with University of Texas at San Antonio to construct a new School of Data Science, National Security Collaboration Center, and School of Business, as well as, provide for a future residential mixed use development in Council District 1.

Variances

9. [18-5670](#) Request by Mr. Mark Kastner, 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.", generally located at the intersection of Boerne Stage Road and River Ranch. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

10. [18-5436](#) (WITHDRAWN) PLAN AMENDMENT CASE # 18098 (Council District 10): A request by Bendicion Engineering LLC, applicant, for approval of a resolution amending the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Medium Density Mixed Use,” on Lot 46, NCB 11889, and the West 72.6 feet of Lot 55 and the East 42.6 feet of Lot 55, NCB 11889, located at 328 East Sunset Drive. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case # Z2018328)

11. [18-5627](#) (Continued from 09/26/18) PLAN AMENDMENT CASE # 18082 (Council District 4): A request by James Glasgow, applicant and representative, for approval of a resolution to amending 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)

12. [18-5554](#) PLAN AMENDMENT CASE # 18092 (Council District 3): A request by Anh Tien Pham, applicant, for approval of a resolution amending the Highlands Community 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 22, Block 12, NCB 2950, located at 123 Waleetka. Staff recommends Denial. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018326)

13. [18-5556](#) PLAN AMENDMENT CASE # 18093 (Council District 2): A request by Bendicion Engineering LLC, applicant, for approval of a resolution amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” to “Mixed Use” on North 52.3 feet of Lot 5 and 6 and 87.3 feet of Lot 5 and 6, Block 7, NCB 649, located at 926 and 930 Hoefgen. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018327)
14. [18-5629](#) PLAN AMENDMENT CASE # 18094 (Council District 6): A request by Kaufman & Killen, Inc., applicant, for approval of a resolution amending the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks and Open Space” to “Community Commercial” on 2.64 acres out of NCB 15098, generally located on Culebra Road between Les Harrison Drive and Selene Drive. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018332)
15. [18-5628](#) PLAN AMENDMENT CASE # 18095 (Council District 1): A request by Kaufman & Killen, Inc for approval of a resolution to amend the Five Points Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Low Density Mixed Use” on 0.322 acres out of NCB 3894, located at 125 Walsh Street. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018333)

16. [18-5697](#) PLAN AMENDMENT CASE # 18097 (Council District 8): A request by Brown & Ortiz, P.C. 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 “Suburban Tier” on 31.915 acres out of NCB 34727, NCB 34760, and NCB 18333, located at 6940 Heuermann Road. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017, Kayla.Leal@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018336)
17. [18-5439](#) PLAN AMENDMENT CASE # 18100 (Council District 3): A request by Vin Title LLC, applicant, for approval of a resolution amending the West/Southwest 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 0.0263 acres out of NCB 9314, located at 930 Southwest Military Drive. Staff recommends Denial. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018314 S)

Approval of Minutes

18. [18-5613](#) Consideration and Action on the Minutes from September 26, 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.
These services are available for free to our citizens.
For more information call (210) 207-6044.**

**Hay servicios de traducción simultánea disponibles.
Los servicios de traducción son gratis para nuestros clientes.
Para más información llame al (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).