

City of San Antonio



AGENDA - Final Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, November 14, 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. [18-6170](#) 170161: Request by David C. Frye, for approval to subdivide a tract of land to establish Heritage Oaks Unit 3B MPCD Subdivision, generally located southeast of the intersection of Engelmann Oak and Big Spring Lane. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

2. [18-6083](#) 170346: Request by Daniel Hull, 242 Cresta Bella GP, LLC, for approval to replat and subdivide a tract of land to establish Cresta Bella Unit 4B, Enclave Subdivision, generally located north of the intersection of Cresta Bella and Cresta Avenida. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

3. [18-5830](#) 170385: Request by Christopher J. Pappas, Pappas Restaurant, Inc., for approval to replat a tract of land to establish Pappas – 281 and Portland Subdivision, generally located at the intersection of U.S. Highway 281 and Portland Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

4. [18-5379](#) 170561: Request by Harry Hausman, Vintage Oaks, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 7 Subdivision, generally located southwest of Potranco Road and State Highway 211. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

5. [18-6014](#) 180057: Request by Wyatt Truscheit, Idea Public School, for approval to subdivide a tract of land to establish Idea – Marbach Subdivision, generally located northwest of the intersection of Loop 1604 and Marbach Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

6. [18-5997](#) 180060: Request by Scott Roberts, Woodlake MHC, LLC, for approval to subdivide a tract of land to establish Woodlake Estates MH – Phase IV Subdivision, generally located at the intersection of Woodlake Parkway and Gibbs Sprawl Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

7. [18-6119](#) 180064: Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch Subd., Unit 1, generally located north of the intersection of Paraiso Sands and Paraiso Crest. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

8. [18-6023](#) 180095: Request by Chesley I. Swann III, Milestone Potranco Development, Ltd., for approval to replat and subdivide a tract of land to establish Grosenbacher Ranch Unit - 3 Subdivision, generally located at the intersection of Yellow Birch and American Lotus. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

9. [18-6122](#) 180173: Request by Joe Hernandez, KB Home Lonestar Inc., for approval to subdivide a tract of land to establish Texas Research Park Unit-6A Subdivision, generally located southeast of the intersection of Themis Way and Sirius Circle. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

10. [18-6067](#) 180178: Request by Bart Swider, Chesmar Homes, for approval to subdivide a tract of land to establish Midway on Babcock Subdivision, generally located northwest of the intersection of Babcock Road and Melissa Ann Street. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

11. [18-6120](#) 180206: Request by Blake Harrington, Ashton San Antonio Residential, LLC., for approval to replat and subdivide a tract of land to establish Fischer Tract Unit 2A-1, generally located northeast of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)

12. [18-6206](#) 170258: Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Riposa Vita Unit 4 Subdivision, generally located southwest of the intersection of Espada Falls and Toledo Farm. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
13. [18-6169](#) 180279: Request by Joseph Hernandez, K.B. Home Lone Star Inc., for approval to subdivide a tract of land to establish Falcon Landing-Unit 4 Subdivision, generally located southwest of the intersection of Catalina Port and Blackhawk Pass. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
14. [18-6295](#) 180282: Request by Mark Beavers, City of San Antonio, for approval to subdivide a tract of land to establish COSA Fire Station No. 54 Subdivision, generally located southwest of Interstate 10 and Foster Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
15. [18-6178](#) 180284: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Steubing Farm Unit 4 Subdivision, generally located southwest of the intersection of Hausmann Road and JV Bacon Parkway. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
16. [18-6123](#) 180285: Request by Sean O’Neal, LGI Homes – Texas, LLC., for approval to subdivide a tract of land to establish Luckey Ranch Commercial Unit 33A Subdivision, generally located southeast of the intersection of US Highway 90 and Luckey Ranch. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
17. [18-6168](#) 180294: Request by Dana Green, Green Land Ventures, Ltd., for approval to replat and subdivide a tract of land to establish River Rock Ranch Unit 3B2 P.U.D. Subdivision, generally located northwest of the intersection of Boerne Stage Road and River Ledge. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

18. [18-6213](#) 180320: Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Fischer Tract Unit 3A Subdivision, generally located northwest of the intersection of Esperanza Way and Evans Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
19. [18-6012](#) 180355: Request by Brian Barron, Lennar Homes of Texas Land & Construction, Ltd., for approval to replat and subdivide a tract of land to establish Elm Valley Unit 2A Replat Subdivision, generally located southwest of the intersection of Medina Base Road and Five Palms Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
20. [18-6166](#) 180523: Request by Kenneth Masters-LGI Homes-Texas, LLC, for approval to replat a tract of land to establish Foster Meadows Unit 8, Lots 1 and 2 Subdivision, generally located northeast of the intersection of Foster Meadows and Still Meadow. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Land Transactions

21. [18-6032](#) A request by the Parks and Recreation Department for approval of a resolution recommending the acquisition of a 3.3 acre tract of land in NCB 11520 located at 224 W. Quill Drive in Council District 7. Staff recommends approval. (Rocky Duque de Estrada, (210) 207-2873, roque.duquedeestrada@sanantonio.gov, Parks and Recreation Department)

Variances

22. [18-6202](#) Request by David Pugsley 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 northeast corner of Heuermann Rd and Bella Sky. Staff recommends approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

23. [18-6193](#) (WITHDRAWN) PLAN AMENDMENT CASE # PA-2018-900001
(Council District 1): A request by Property Advancement Resources, applicant, for a resolution to amend the Tobin Hill Community 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 Lot 19, NCB 3053, located at 130 Valero Street.
(Nyliah Acosta, Planner (210) 207-8302,
Nyliah.Acosta@sanantonio.gov; Development Services Department)
(Associated Zoning Case Z2018-900004)
24. [18-6196](#) (POSTPONED) PLAN AMENDMENT CASE # PA-2018-900003
(Council District 2): A request by Brown & Ortiz, P.C., representative, for approval of a resolution to amend the Government Hill Community 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 0.402 acers out of NCB 1276, located at 1943 IH 35 N. (Nyliah Acosta, Planner (210) 207-8302,
Nyliah.Acosta@sanantonio.gov; Development Services Department)
(Associated Zoning Case Z2018-900014).
25. [18-6162](#) PLAN AMENDMENT CASE # 18092 (Council District 3): A request by Anh Tien Pham, applicant, for approval of a resolution to amend 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 21 and Lot 22, Block 12, NCB 2950, located at 123 Waleetka Street. Staff recommends Denial.
(Marco Hinojosa, Planner (210) 207-8208,
marco.hinojosa@sanantonio.gov; Development Services Department)
(Associated Zoning Case Z2018326 S)
26. [18-6312](#) PLAN AMENDMENT CASE # 18108 (Council District 3): A request by Kaufman & Killen, Inc., representative, for approval of a resolution to amend 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 “Community Commercial” on Lot 19, Block 8, NCB 10943, located at 1031 Hot Wells Boulevard. Staff recommends Approval. (Kayla Leal, Planner (210) 207-5017,
Kayla.Leal@sanantonio.gov; Development Services Department)
(Associated Zoning Case Z2018351 CD)

27. [18-6109](#) PLAN AMENDMENT CASE # PA-2018-900002 (Council District 1):
A request by Patrick W. Christensen, representative, for approval of a resolution, to amend the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “High Density Residential” and “Medium Density Residential” to “Community Commercial” on 4.968 acres out of NCB 11691, located at 3622 West Avenue. Staff recommends Approval. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-00006)
28. [18-6165](#) PLAN AMENDMENT CASE # PA-2018-900004 (Council District 2):
A request by James Leonard, applicant, for approval of a resolution to amend the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future the land use classification from "Light Industrial" to "Low Density Residential" on Lot 11 and Lot 12, Block 15, NCB 1292, located at 111 Seguin Avenue. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018-900008)

Other Items

29. [18-6052](#) Public hearing and consideration of a resolution recommending the City of San Antonio's conditional consent to the creation of an approximately 232.314 acre Public Improvement District (PID), the proposed Talley Road Special Improvement District by Bexar County; and the approval of a transferable development agreement, between the City and Wayne Lee Benke, owner of the PID property, generally located east of the intersection of Cartwright Trail and Talley Road in the extraterritorial jurisdiction (ETJ) of the City of San Antonio, Bexar County, Texas. Staff recommends Approval. (Priscilla Rosales-Pina, Planning Manager, (210)207-7839, Priscilla.Rosales-Pina@sanantonio.gov, Planning Department)

Approval of Minutes

30. [18-6177](#) Consideration and Action on the Minutes from October 24, 2018.

Director's Report - Update on PC Applicants**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.

Spanish interpreters are available at all the meetings. Interpreters for other languages must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6310. This service is at no cost to our citizens.

Hay servicios de traducción simultánea para español disponibles. Interpretes para otros idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6310. Esto es un servicio gratis.

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).