

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, November 28, 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. [18-6426](#) 170115: A) On November 11, 2018, the applicant requested a variance from Section 35-F124(f)(16) and 35-F125(a)(2) Appendix F of the Unified Development Code (UDC). The Transportation & Capital Improvements (TCI) Department, Storm Water Division recommendation is pending. (ATTACHMENT #2).
B) Request by Alfred Flores, ADM Investment Co. and Peter Greenblum, 118 Guadalupe, LLC, for approval to subdivide a tract of land to establish Guadalupe & Flores-1, IDZ Subdivision, generally located along the southwest intersection of Guadalupe Street and Flores Street. Staff recommendation is pending. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

2. [18-6398](#) 170129: Request by John Brian, TF Cibolo Canyons, LP., for approval to subdivide a tract of land to establish Monteverde Unit 2, Phase 3 (Enclave) Subdivision, generally located northwest of the intersection of TPC Parkway and Monteverde Heights. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

3. [18-6425](#) 170195: Request by Leslie Ostrander, Chetex of Texas, Inc., for approval to subdivide a tract of land to establish Valley Ranch Unit 13A Subdivision, generally located north of Kallison Lane and Loop 1604. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

4. [18-6445](#) 180071: Request by Jay A. Hanna, WPE Ventures, LLC., for approval to subdivide a tract of land to establish Westpointe East, Unit-22G Subdivision, generally located southwest of the intersection of Westcreek Oaks Road and Wiseman Boulevard. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

5. [18-6167](#) 180108: Request by Jay A. Hanna, WPE Ventures, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit-22H Subdivision, generally located Southwest of the intersection of Wiseman Boulevard and Westcreek Oaks. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210,

Martha.Bernal@sanantonio.gov, Development Services Department)

6. [18-6436](#) 180146: Request by Michael Moore, Perry Homes, LLC, for approval to subdivide a tract of land to establish Kallison Ranch Phase 1, Unit 2C Subdivision, generally located west of the intersection of Shetland Way and Haystack Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
7. [18-6427](#) 180168: Request by Jeremy Flach, Meritage Homes of Texas, LLC. and Brian T. Woods, Northside Independent School District, for approval to subdivide a tract of land to establish Prescott Oaks, Unit 1 Subdivision, generally located northeast of the intersection of Remuda Ranch Drive and Galm Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
8. [18-6392](#) 180195: Request by Roberto C. Leal, LECA Construction, LLC, for approval to subdivide a tract of land to establish Summit at Lookout Enclave Subdivision, generally located southwest of the intersection of Lookout Road and Toepperwein Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
9. [18-6447](#) 180247: Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd., for approval to subdivide a tract of land to establish Replat of Dominion Phase-1 Subdivision, generally located southeast of the intersection of Prue Road and Bandera Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
10. [18-6397](#) 180384: Request by Fred Ghavidel, Ovaro Investments, LLC, for approval to subdivide a tract of land to establish Comanche Ridge Subdivision Unit II A, generally located southeast of the intersection of Nacogdoches Road and Toepperwein Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Land Transactions

11. [18-6222](#) Resolution recommending the closure, vacation, and abandonment of 0.312 of an acre of improved Right of Way known as Rogers Avenue

between Quitman and East Carson Streets, in District 2 as requested by SA Quad Ventures, LLC., Owner, for a fee of \$45,135.00. (Laurie Park, 210-207-7370, laurie.park@sanantonio.gov, Real Estate Division, Transportation & Capital Improvements)

Other Items

12. [18-6331](#) A Resolution recommending the extension of sidewalk of approximately 1,100 square feet of existing street right of way along the east side of Jefferson Street between Houston Street and Peacock Alley to facilitate the creation of a Parklet in collaboration with 401 East Houston Street, LLC in Council District 1.
13. [18-6348](#) Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 90.73 acre property as requested by the property owners, Hand-Up Homes, LLC., generally located in County Block 4298, adjacent to Watson Road, contiguous to the City of San Antonio limits and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in Bexar County. Staff recommends Approval. (Priscilla Rosales- Piña, Planning Manager, Planning Department, Priscilla.Rosales-Pina@sanantonio.gov, (210) 207-7839)
14. [18-6199](#) A Resolution and public hearing recommending the City's consent to the creation by Bexar County of a Public Improvement District (PID), the proposed Westpointe Special Improvement District and authorizing a development agreement between the City of San Antonio and the WestPointe Property Owners consisting of the SPH Culebra, Ltd., Vise Oaks I, Ltd., Campbelton Road, Ltd., and Becker Ranch, Ltd., and Westlakes property owners consisting of Peoples Verdes Ranch, Holding Co Ltd., and Vise PH Ltd. Staff recommends approval. [Priscilla Rosales-Piña, Planning Manager, Priscilla.Rosales-Piña, (210)207-7839 Planning Department.]

Comprehensive Master Plan Amendments

15. [18-6402](#) (Postponed) PLAN AMENDMENT CASE # PA-2018-900013 (Council District 1): A request by Marcello Martinez, applicant, for approval of a resolution to amend the Midtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Mixed Use" on 0.1992 acres out of NCB 1891, located at 741 West Ashby Place.

(Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018-900017)

16. [18-6424](#) (Continued from 11/14/18) 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)
17. [18-6444](#) 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 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 0.402 acres out of NCB 1276, located at 1943 IH 35 North. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z2018-900014).
18. [18-6405](#) PLAN AMENDMENT CASE # PA-2018-900005 (Council District 3): A request by Hellen Paredes-Rodriguez, owner, for approval of a resolution, to amend the South Central San Antonio 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 368B and Lot 369, NCB 8735, located at 746 McCauley Avenue. Staff recommends Denial with an Alternate Recommendation. (Daniel Hazlett, Planner (210) 207-0107, daniel.hazlett@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900022)
19. [18-6403](#) PLAN AMENDMENT CASE # PA-2018-900006 (Council District 5): A request by Rene Ruiz, applicant, for approval of a resolution to amend the Guadalupe Westside 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 12, Block 1, NCB 2322, located at 2619 Buena Vista Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208,

marco.hinojosa@sanantonio.gov; Development Services Department)
(Associated Zoning Case Z2018-900024)

20. [18-6446](#) PLAN AMENDMENT CASE # PA-2018-900008 (Council District 1):
A request by Ald Remodeling Company, applicant, for approval of a resolution to amend the North Central 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” Lot 13, Block 8, NCB 9121, located at 5101 San Pedro Avenue. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900005)
21. [18-6448](#) PLAN AMENDMENT CASE # PA-2018-900012 (Council District 2):
A request by Brown & Ortiz P.C., representative, for approval of a resolution of the Downtown Plan, to allow a text amendment to “G. Denver Heights” to allow for uses consistent with up to 25 units per acre on Lot 22, the south 50 feet of the west 23.6 feet of Lot 23, the east 27.8 feet of Lot 23, and the south 50 feet of Lot 24, Block 2, NCB 1406, located at 115 Gravel Street and 618 S Pine. Staff recommends Approval. (Nyliah Acosta, Planner (210) 207-8302, Nyliah.Acosta@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-9000013)

Approval of Minutes

22. [18-6423](#) Consideration and Action on the Minutes from November 14, 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.

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).