

# City of San Antonio



## AGENDA - Final Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, January 9, 2019**

**2:00 PM**

**1901 S. Alamo**

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### Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

George W. Peck, Chair |  
Christopher Garcia, Vice Chair | Vacant, Pro-Tem |  
Michael Garcia Jr. | June Kachtik | Jessica Brunson | Connie Gonzalez | Julia Carrillo |  
Jennifer Ramos | Dr. Cherise Rohr-Allegrini

### Ex-Officio Members

Dr. Francine Romero, Chair Zoning Commission | Vacant, 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.     [19-1162](#)     180252: Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd., for approval to subdivide a tract of land to establish Meseta Subdivision, generally located northwest of the intersection of Old Highway 90 West and South Acme Road. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
2.     [19-1173](#)     180451: Request by Joanne MacMillan, Concord West Corporation, for approval to replat and subdivide a tract of land to establish Caliber at Loop 1604/Desert Wolf Subdivision, generally located northeast of the intersection of Loop 1604 and Desert Wolf. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
3.     [19-1184](#)     180508: Request by Chad Johannsen, Casina Creek Homes, LLC., for approval to replat a tract of land to establish Casinas at the Heights, IDZ Subdivision, generally located northwest of the intersection of Everest Avenue and East Sandalwood Lane. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
4.     [19-1185](#)     170416: Request by Sean Miller, Pulte Holmes of Texas, L.P., for approval to subdivide a tract of land to establish Indian Springs Estates NW, U 7 PUD Subdivision, generally located northeast of the intersection of Seminole Wind and Bright Skies. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
5.     [19-1188](#)     180301: Request by Tibor Ritter, Tamir Enterprises, Ltd., for approval to subdivide a tract of land to establish Republic Meadows Subdivision, generally located southeast of the intersection of loop 410 and W.W. White. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

6. [19-1192](#) 180387: Request by Alejandro Tolentino, LCP Commercial Development, LLC, for approval to replat a tract of land to establish The Crest at Elm Creek Subdivision, generally located northwest of the intersection of Vance Jackson Road and Wurzbach Road. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
7. [19-1351](#) 180587: Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to replat a tract of land to establish Alamo Ranch Unit 44A, PUD BSL Subdivision, generally located southeast of the intersection of Suncatcher and Sunrise Beach. Staff recommends Approval. (Abelino Torres, Planner, (210) 207-0260, Abelino.torres@sanantonio.gov, Development Services Department)

### **Comprehensive Master Plan Amendments**

8. [18-6904](#) PLAN AMENDMENT CASE # PA-2018-900011 (Council District 5): A request by Kaufman & Killen, Inc., representative, 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 "Community Commercial" to "Mixed Use" on 3.763 acres out of NCB 3551, located at 200 Tampico Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900039)
9. [19-1136](#) PLAN AMENDMENT CASE # PA-2018-900013 (Council District 1): A request by Marcello Martinez, representative, for approval of a Resolution, to amend the Midtown Neighborhoods Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to Mixed Use" on 0.411 acres out of NCB 1891, located at 741 and 725 West Ashby Place. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900017)

10. [19-1271](#) PLAN AMENDMENT CASE # PA-2018-900015 (Council District 2):  
A request by the Patrick W. Christensen, representative, 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 “Light Industrial” to “Mixed Use” on Lot 1 and P-100, Lots 2-9, Lots 11-17, Lots 19-20, Lot 1A, Lot 2A, Lot 3A, Lot 4A, Lot 5A, Block 5, NCB 643, located west of the intersection of East Cesar E. Chavez Boulevard and South Cherry Street. Staff recommends Approval. (John Osten, Senior Planner (210) 207-2187, john.osten@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-00057)
11. [19-1304](#) PLAN AMENDMENT CASE # PA-2018-900018 (Council District 5):  
A request by Rene Saucedo, representative, for approval of a Resolution to amend the Nogalitos/South Zarzamora 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 Lots 23 and 24, Block 9, NCB 3912, located at 308 Espinosa Street. Staff recommends Approval. (Dominic Silva, Planner (210) 207-7945, dominic.silva@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900062)
12. [19-1137](#) PLAN AMENDMENT CASE # PA-2018-900019 (Council District 1):  
A request by Laurie Weiss, representative, for approval of a Resolution, to amend the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” to “High Density Residential” on Lot 36 through Lot 37 and the West 9 Feet of Lot 38, Block 3, NCB 6557, located at 137 East Norwood Court. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900064)

13. [19-1133](#) PLAN AMENDMENT CASE # PA-2018-900021 (Council District 8):  
A request by Kaufman & Killen, Inc., representative, 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 "General Urban Tier" on 14.315 acres out of NCB 34760 and NCB 18333, located in the 19800 block of Cresta Bella. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, marco.hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900067)
14. [19-1294](#) PLAN AMENDMENT CASE # PA-2018-900025 (Council District 2):  
A request by Oliver Billingsley, representative, for approval of a Resolution to amend the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the future land use from "Heavy Industrial" to "Mixed Use" on Lot 8, NCB 500, located at 415 Milam Street. Staff recommends Approval. (Dominic Silva, Planner (210) 207-7945, dominic.silva@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900068)

#### Other Items

15. [19-1397](#) Election of Officers
16. [19-1396](#) Appointment of two (2) Planning Commissioners as members of the Planning Commission Technical Advisory Committee (PTAC)

#### Approval of Minutes

17. [19-1144](#) Consideration and Action on the minutes from December 19, 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 esta-cionamiento. 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).**