

# City of San Antonio



## AGENDA - Final Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, January 23, 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.

Christopher Garcia, Chair |

Connie Gonzalez, Vice Chair | George Peck, Pro-Tem |

Michael Garcia Jr. | June Kachtik | Jessica Brunson | Julia Carrillo | Jennifer Ramos |

Dr. Cherise Rohr-Allegrini |

### Ex-Officio Members

Joy McGhee, Chair Zoning Commission | Roger Martinez, 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.**

**-Presentation on the Draft SA Climate Ready Climate Action and Adaptation Plan.**

**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.     [19-1565](#)     180196: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Whisper Falls Unit 4A Subdivision, generally located southeast of the intersection of Masterson Road and US Highway 90. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
2.     [19-1586](#)     180216: Request by Scott Teeter, HDC Westlakes, LLC, for approval to subdivide a tract of land to establish Westlakes Unit 2A Subdivision, generally located southwest of the intersection of Stillhouse Hollow and W. Loop FM 1604 South. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
  
3.     [19-1439](#)     180217: Request by Scott Teeter, HDC Westlakes, LLC and Sean Miller, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Westlakes, Unit 2B Subdivision, generally located southwest of the intersection of FM 143 and West Loop 1604 South. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
  
4.     [19-1410](#)     180238: Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Westlakes Collector Phase 1 & 2 Subdivision, generally located southwest of the intersection of FM 143 and West Loop 1604 South. Staff recommends Approval. (Mercedes Rivas, Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
  
5.     [19-1487](#)     180239: Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Westlakes Unit 1 Subdivision, generally located southwest of the intersection of West Loop 1604 South and US Highway 90. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

6.     [18-6123](#)     180285: Request by Shannon Birt, 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)
  
7.     [19-1484](#)     180426: Request by Candelario Granados, for approval to replat a tract of land to establish La Vid Verdadera Subdivision, generally located at the northeast intersection of Hunter Boulevard and Rockwell Boulevard. Staff recommends Approval. (Martha Bernal, Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
8.     [19-1170](#)     180452: Request by Chris Cox, Agent, Frost Bank, for approval to replat and subdivide a tract of land to establish 6.00-Acre Blanco / Parliament Tract Subdivision, generally located northwest of the intersection of Parliament Drive and Blanco Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
  
9.     [19-1611](#)     18-900002: Request by Mario Ruiz, Northwest Automotive Services Inc., for approval to vacate a tract of land known as Babcock Acres Subdivision Plat No 870368, generally located northeast of the intersection of Huebner Road and Oakland Boulevard. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, Sara.Serra@sanantonio.gov, Development Services Department)

**Land Transactions**

10.    [19-1121](#)     S.P. 1456: A Resolution supporting the release of a Deed restriction from a vacant parcel located at 2903 South New Braunfels Avenue (former location of Fire Station No. 20), as requested by Scott Caroselli. Staff recommends Approval. (Martha Almeria, Management Analyst, Transportation & Capital Improvements Department, malmeria@sanantonio.gov)

**Variances**

11.     **19-1637**     Request by Mr. Jon Robinson, RLA, 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”, general located on Ralph Fair Road and Old Paseo Way Staff recommends approval. (Herminio Griego, (210) 207-6042, Herminio.griego@sanantonio.gov, Development Services Department)
12.     **19-1638**     Request by Mr. Jon Robinson, RLA, 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”, general located on Galm Road and Swayback Ranch. Staff recommends Approval. (Herminio Griego, (210) 207-6042, Herminio.griego@sanantonio.gov, Development Services Department)

**Comprehensive Plan Amendments**

13.     [19-1566](#)     (Continued from January 9, 2018) 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)

**Approval of Minutes**

14.     [19-1479](#)     Consideration and Action on the Minutes from January 9, 2019.

**Director's Report: Upcoming Training Worksessions**

**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).**