

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, March 27, 2019

2:00 PM

1901 S. Alamo

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 | Erik Walsh, 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. [19-2705](#) 170280: Request by Leo Gomez, Brooks Development Authority, for approval to subdivide a tract of land to establish BCB Medical Office Building 1 Subdivision, generally located northeast of the intersection of South New Braunfels Avenue and Inner Circle. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

2. [19-2806](#) 170363: Request by Syed Arif Shamsie, ASERA Holdings, LLC, for approval to subdivide a tract of land to establish Houston Street Commercial Subdivision, generally located southeast of the intersection of FM 1346 (St. Hedwig Road) and Interstate Highway 410. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

3. [19-2652](#) 170599: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Riposa Vita, Unit 5B Subdivision, generally located southwest of the intersection of Sinclair Road and Espada Falls Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

4. [19-2886](#) 180088: Request by Matthew Miller, QuickTrip Corporation, for approval to subdivide a tract of land to establish QT 4052 Addition Subdivision, generally located northwest of the intersection of South Foster Rd and Highway 181. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)

5. [19-2606](#) 180105: Request by Gordon Hartman, Neighborhood Revitalization Initiative, Ltd., for approval to replat and subdivide a tract of land to establish Northeast Crossing Units 11C & 12 T.I.F. Subdivision, generally located southeast of the intersection of Eisenhower Road and Midcrown Drive. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

6. [19-2828](#) 180194: Request by Matthew D. Miller, QuickTrip Corporation and Adnan Ismail, Irrevocable Life Insurance Trust, for approval to subdivide a tract of land to establish QT 4070 Subdivision, generally located at the southeast corner of Loop 410 and Medina Base Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

7. [19-2643](#) 180313: Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Redbird Ranch Unit-7E Subdivision, generally located northwest of the intersection of Potranco Road (FM 1957) and Hollimon Parkway. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

8. [19-2811](#) 180359: Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Escondido North, Unit 7 Subdivision, generally located northwest of the intersection of Texas Palm Drive and Binz-Engleman Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

9. [19-2646](#) 180415: Request by Aaron Kindel, Great Hearts America – Texas, for approval to establish Great Hearts - Prue Subdivision, generally located west of the intersection of Prue Road and Laureate Drive. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

10. [19-2618](#) 180542: Request by Victor Manuel Lopez, for approval to replat and remove a tract of land to establish Victor M. Lopez Subdivision, generally located at the intersection of Observation Drive and Airlift Avenue. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

11. [19-2814](#) LAND-PLAT-18-900061: Request by Roxana Lopez, Anaxor Investments, LLC., for approval to subdivide a tract of land to establish Urban City Cottages at the Heights (IDZ) Subdivision, generally located northwest of the intersection of Piedmont Avenue and Utah Street. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

12. [19-2645](#) 19-13100001: Request by Michael B. Earl, for approval to vacate a tract of land known as Evans North Loop Subdivision (Plat no. 960245), generally located northeast of the intersection of Evans Road and Bulverde Road. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)

Variances

13. [19-2528](#) FPV #19-001: Request by KFW Engineers for approval of a variance request associated with proposed removal of a drop structure, excavation and fill associated with a new residential subdivision in the 1% Annual Chance Flood Hazard Area for a residential tract at 14715 Babcock Road, San Antonio, Texas, 78249. Staff recommends Approval. (Plat 18-900109) [Noah Parsons, Engineer, (210) 207-8058, noah.parsons@sanantonio.gov, TCI Department]

Comprehensive Master Plan Amendments

14. [19-2700](#) PLAN AMENDMENT CASE # PA-2019-116-00006 (Council District 5): A request by Brad McMurray, applicant, for approval of a Resolution to amend the Nogalitos/South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” and “Medium Density Residential” to “Mixed Use” on Lots 15, 16, 17, 19, and 20, Block 19, NCB 8700, located at 3727 Nogalitos Street, and 127 Ames Avenue and 131 Ames Avenue. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700027)
15. [19-2742](#) PLAN AMENDMENT CASE # PA-2019-11600008 (Council District 1): A request by Scott Jones, applicant, for approval of a Resolution to amend the Lavaca 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 Residential” on Lot 1F, 2F, 3F, 4F, 6F, 7F, 8F and the West 20 feet of 5F and West 6 feet of E, NCB 2739, located at 608 Labor Street. Staff recommends Approval. (Mary Moralez-Gonzales, Senior Planner (210) 207-5550, Mary.Moralez-Gonzales@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900028)

16. [19-2749](#) PLAN AMENDMENT CASE # PA-2019-11600012 (Council District 2): A request by Pulte Group, applicant, for approval of a Resolution to amend the I-10 East Corridor Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” and “Community Commercial” to “Low Density Residential” on 39.114 acres out of NCB 17630, generally located at the intersection of Rittiman Road and Seguin Road. Staff recommends Approval. (Dominic Silva, Planner (210) 207-7945, dominic.silva@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700037)
17. [19-2701](#) PLAN AMENDMENT CASE # PA-2019-11600017 (Council District 10): A request by Nelia Hillman, applicant, for approval of a Resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks/Open Space” to “Medium Density Residential” on Lot 1, Block 29, NCB 16829 and P-76K and P-133A, NCB 15688, located 12920 Scarsdale Street. Staff recommends Approval. (Marco Hinojosa, Planner (210) 207-8208, Marco.Hinojosa@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700030)

Other Items

18. [19-2327](#) A Public hearing and consideration of a resolution adopting and approving the SA Parks System Plan. Staff recommends Approval. (Xavier D. Urrutia, Director, (210) 207-8482, Xavier.Urrutia@sanantonio.gov, Parks and Recreation Department)
19. [19-2748](#) A Public hearing and consideration of a Resolution recommending the City Council consent to the inclusion of an approximately 204.83 acre parcel, generally located northwest of the intersection of Tameron Pass and Talley Road within the extraterritorial jurisdiction (“ETJ”) of San Antonio in Bexar County, Texas; and approve the First Amendment to the Talley Road Special Improvement District Development Agreement between the City of San Antonio and Talley Road Extension Revitalization Initiative LLC and S & P Land Holdings LLC. Staff recommends approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, Priscilla.Rosales-Pina@sanantonio.gov, (210) 207-7839.]

20. [19-2273](#) An amendment to Chapter 35 of the City of San Antonio Municipal Code, the Unified Development Code, to incorporate Atlas 14 rainfall data into the Storm Water Design Criteria Manual. (Transportation and Capital Improvements Department)
21. [19-2810](#) Consideration of a resolution recommending the Brooks Area Regional Center Plan to City Council to become a component of the City's Comprehensive Master Plan. (Bridgett White, Director, Planning Department)

Approval of Minutes

22. [19-2711](#) Consideration and Action on the Minutes from March 13, 2019

Director's Report: Reminder that Financial Disclosure Forms are due April 1st, 2019.

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).