

City of San Antonio



AGENDA Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, April 10, 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. [19-2851](#) 180024: Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD, for approval to replat and subdivide a tract of land to establish Silos U-2A & 3A Subdivision, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

2. [19-3037](#) 180113: Request by Beau Schott, MJBS Holdings, LLC, for approval to subdivide a tract of land to establish Schott's Alamo Ranch Subdivision, generally located northwest of the intersection of Culebra Road and Roft Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

3. [19-3045](#) 180175: Request by Gordon Hartman, Velma Development, LLC, for approval to subdivide a tract of land to establish Summerhill Subdivision Unit 3 Subdivision, generally located southwest of the intersection of Boeing Drive and N. Graytown Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

4. [19-2970](#) 180349: Request by Edward, Maria and Ulises Hubbard, for approval to replat a tract of land to establish Hubbard Subdivision, generally located south of the intersection of Lock Hill Road and White Bonnett Street. Staff recommends Approval. Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department

5. [19-2888](#) LAND-PLAT-18-9000062: Request by James Bastoni, Imagine Homes, LTD, for approval to replat a tract of land to establish Courtland Place – IDZ Subdivision, generally at the intersection of McCullough Avenue and East Courtland Place. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

6. [19-2971](#) LAND-PLAT-19-11800003: Request by Wayne Moravits, Monticello Custom Homes, LP, for approval to replat and subdivide a tract of land to establish Kinder Ranch AGI Unit 1 Subdivision, generally located South of the intersection of Hastings Ridge and Kinder Run. Staff recommends Approval. Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department

Comprehensive Master Plan Amendments

7. [19-3289](#) (Continued from 03/27/19) 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 Perimeter 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. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700037)
8. [19-3278](#) PLAN AMENDMENT CASE # PA-2019-11600003 (Council District 2): A request by Stephanie Stolte, applicant, for approval of a Resolution to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Community Commercial” to “Regional Commercial” on Lot P-63, NCB 16612, located at 3831 Foster Road. Staff recommends Denial. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2018-900072)

9. [19-3247](#) PLAN AMENDMENT CASE # PA-2019-11600011 (Council District 2): A request by Felipe Betancourt, applicant, for approval of a Resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Light Industrial” to “Industrial” on Lot 1, Block 1, NCB 18273, located at 6325 Highway 87 East. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700035)
10. [19-3032](#) PLAN AMENDMENT CASE # PA-2019-11600018 (Council District 2): A request by Jesse Clements, applicant, for approval of a Resolution to amend the I-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” and “Community Commercial” to “Regional Commercial” on Lot P-58B and Lot P-58D, NCB 12867, generally located at the northwest intersection of North Foster Road and East Houston Street. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department) (Associated Zoning Case Z-2019-10700056)

Land Transactions

11. [19-2839](#) Essex Street CVA - Resolution recommending the closure, vacation, and abandonment of the west 15’ of Lot 26, NCB 2918, being 2,250.41 square feet of unimproved right-of-way along San Salvador at Essex Street, in Council District 2, to adjoin with Petitioner’s abutting property, as requested by the Petitioner, Olga and Baldomero Nino, Jr. Staff recommends Approval. (Laurie Park, Management Analyst, 210-207-7370, laurie.park@sanantonio.gov, Real Estate Division, Transportation & Capital Improvements)

12. [19-2342](#) SP #2141 Burnet Street CVA - Resolution recommending the closure, vacation, and abandonment of 0.532 of an acre of improved Right of Way known as Burnet Street between North Hackberry and North Olive Streets, in District 2 as requested by the City of San Antonio, Owner. Staff recommends Approval. (Laurie Park, Management Analyst, 210-207-7370, laurie.park@sanantonio.gov, Real Estate Division, Transportation & Capital Improvements)
13. [19-2965](#) A Resolution to provide an access easement of approximately 0.068 acres or 2,953 square feet out of Lot 1, Tex R-39, Central West Area, Project 1, Urban Renewal subdivision in NCB 13428 as described by metes and bounds in Attachment A, to allow vehicular and pedestrian access to the Texas Historical Commission for Casa Navarro State Historical Site. Staff recommends Approval. (Pedro Alanis, Real Estate Administrator, 210-207-3908, pedro.alanis@sanantonio.gov, Center City Development and Operations Department).

Other Items

14. [19-3297](#) Appoint at least three members and an alternate member to the Planning Commission Technical Advisory Committee Nominating Committee.
15. [19-2992](#) Appointment of a Planning Commission Member to the Planning Commission Technical Advisory Committee for a two year term.

Approval of Minutes

16. [19-3063](#) Consideration and Action on the Minutes from March 27, 2019.

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).