

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, April 24, 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 | Vacant | 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 |

1:15 P.M. - Work Session, Tobin Room. Briefing and discussion regarding the draft Midtown Area Regional Center Plan, an implementation component of the SA Tomorrow Comprehensive Plan. (Garrett Phillips, AICP, Planning Coordinator, Planning Department).

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. [19-3337](#) 170518: Request by Lloyd Denton, Jr., Shavano Rogers Ranch North No.3, LTD., for approval to replat and subdivide a tract of land to establish Shavano Highlands, Unit 5 Subdivision, generally located northeast of the intersection of NW Military Highway and Loop 1604. Staff recommends Approval (Martha Bernal, Planner, (210) 207-0210, Martha.bernal@sanantonio.gov, Development Services Department).

2. [19-3293](#) 180080: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Alamo Ranch Unit 17A Subdivision, generally located northeast of the intersection of Alamo Ranch Parkway and Roft Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

3. [19-3340](#) 180214: Request by Abigail Kampmann, Pecan Parkway, LLC, Bristol Green, LLC, and Tessi Properties, LLC, for approval to replat and subdivide a tract of land to establish Presidio Commercial Subdivision, generally located southeast of the intersection of Presidio Parkway and Interstate Highway 10 West. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

4. [19-3338](#) 180234: Request by George Atallah, Zena Properties, LLC, for approval to subdivide a tract of land to establish Zena Gardens Subdivision, generally located west of the intersection of SW Military Drive and Old Pearsall Road. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department).

5. [19-3220](#) 180600: Request by Gustavo Gonzalez, for approval to replat a tract of land to establish Isabella Subdivision, generally located southeast of the intersection of Dolores Avenue and Groff Avenue. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

6. [19-3609](#) 18-900118: Request by Michael Perez, MP2 Urban Development LLC, for approval to subdivide a tract of land to establish MP2 Fest St. (IDZ) Subdivision, generally located northeast of the intersection of South Flores Street and Fest Street. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

Land Transaction

7. [19-2815](#) Resolution authorizing City Council to close, vacate, and abandon a 0.328 acre (14,266 square foot) section of improved road way known as Lester Avenue from the alley north of McKenna to the intersection of Quintana Road in Council District 5, for the purpose of the Quintana Road Realignment Project. Staff recommends Approval. (Adrian Ramirez, Senior Real Estate Specialist, Transportation & Capital Improvements, (210) 207-2099, adrian.ramirez@sanantonio.gov)

Variances

8. [19-3335](#) Request by Mr. Kendall NeSmith, P.E., 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 off of Nacogdoches Road and Salado Cliff Drive. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

9. [19-3584](#) 180539: Request by James B. Griffin, Brown & Ortiz, P.C., to appeal an Administrative Exception Variance Request for Plat #180539 Mission Trails Commercial Enclave Subdivision, generally located at the intersection of IH-37 and Southeast Military Drive. Staff recommends Denial. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendment

10. [19-3507](#) PLAN AMENDMENT CASE # PA-2019-11600021 (Council District 2): A request by Erin Bley, applicant, 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" and "Medium Density Residential" to "Mixed Use" on the east 51.7 feet of Lot 35, Lot 36, Lot 43, Lot 44, Lot 47, NCB 1260, generally located at 808 Quitman, 512 Pierce and 516 Pierce. Staff recommends Approval. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department) (Associated Zoning Case Z-2019-10700059)

Approval of Minutes

11. [19-3438](#) Consideration and Action on the Minutes from April 10, 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).