

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, September 25, 2019

2:00 PM

1901 S. Alamo

At any time during the meeting, the Planning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

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 |
TBD, 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. [19-7141](#) 180002: Request by Arthur Zuniga, Authorized Agent, Babcock Road 165, LTD, for approval to replat and subdivide a tract of land to establish Weston Oaks Subdivision Unit 3R, generally located east of the intersection of Grosenbacher Road and Eucalyptus Street. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

2. [19-7143](#) 180028: Request by Arthur Zuniga, Authorized Agent, Babcock Road 165, LTD, for approval to replat and subdivide a tract of land to establish Weston Oaks Subdivision Unit 7, generally located northwest of Caldwell Ranch and Ranch Falls. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

3. [19-7087](#) 180316: Request by Clint Haycraft, for approval to subdivide a tract of land to establish Alamo Estates Subdivision, generally located southeast of the intersection of Old FM 471 and Talley Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).

4. [19-7105](#) 180554: Request by David M. Cumming, III, Potranco Land Development Partners, LLC, for approval to replat and subdivide a tract of land to establish Dorado Potranco Subdivision, generally located at the intersection of Ingram Road and Potranco Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

5. [19-7069](#) 18-900008: Request by Scott Roberts, MHC Land Holdings, LLC, for approval of a Manufactured Housing Park to establish Woodlake Estates Manufactured Housing Phase V, generally located southeast of the intersection of Walzem Road and Eisenhower Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

Variances

6. [19-6776](#) A request by Richard Hendrix, MBC Engineers, to appeal an Administrative Exception Variance Request for AP #P2446680 Santa Monica Hotel, located at 108 N. Medina S. Staff recommends Denial. (Kevin Collins P.E., Development Services Engineer, (210) 207-2806, kevin.collins@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

7. [19-7124](#) (WITHDRAWN) PLAN AMENDMENT CASE PA-2019-11600062 (Council District 1): A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" on the south 130 feet of Lot 1, Block 2, NCB 7252, located at 1102 Basse Road. (Associated Zoning Case Z-2019-10700215) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
8. [19-7154](#) PLAN AMENDMENT CASE PA-2019-11600039 (Council District 5): A request by Juan M. Ramirez, applicant, 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 "Low Density Residential" to "Neighborhood Commercial" on Lot 11, Lot 12, Lot 23 and Lot 24, Block 6, NCB 3163, located at 2234 South Laredo Street, 2235 South Laredo Street, and 2238 South Laredo Street. Staff recommends Denial. (Associated Zoning Case Z-2019-10700145) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

9. [19-6798](#) PLAN AMENDMENT CASE PA-2019-11600042 (Council District 3):
A request by Project Permitting of Texas, applicant, for approval of a Resolution to amend the Brooks Regional Center Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" to "Medium Density Residential" on Lot 9, Lot 10, Lot 11 and the east 25 feet of Lot 8, Block 8, NCB 7610, located at 138 Hermitage Court. Staff recommends Denial. (Associated Zoning Case Z-2019-10700161) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
10. [19-7155](#) PLAN AMENDMENT CASE PA-2019-11600056 (Council District 1):
A request by Villagomez Engineering Company, applicant, for approval of a Resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on 0.40 acres out of NCB 12489, located at 2810 Blanco Road and 2814 Blanco Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700198) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
11. [19-6775](#) PLAN AMENDMENT CASE PA-2019-11600059 (Council District 2):
A request by Roi Biton, 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 Mixed Use" to "Mixed Use" on approximately 0.3535 acres out of NCB 495, located at 1403 North Pine Street, 1405 North Pine Street and 527 Duvall Street. Staff recommends Denial. (Associated Zoning Case Z-2019-10700207) (Patricia Franco, Planner, (210) 207-5876, Patricia.Franco@sanantonio.gov, Development Services Department)

12. [19-7125](#) PLAN AMENDMENT CASE PA-2019-11600063 (Council District 1):
A request by Patrick W. Christensen, representative, for approval of a Resolution to amend the Midtown Area Regional Center Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Low Density Residential" to "Medium Density Residential" on Lot 13 and Lot 14, Block 3, NCB 2076, located at 252 Cornell Avenue. Staff recommends Denial. (Associated Zoning Case Z-2019-10700216) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
13. [19-7120](#) PLAN AMENDMENT CASE PA-2019-11600064 (Council District 4):
A request by Arguinegui Real Estate, Ltd., applicant, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Agribusiness / RIMSE Tier" to "Specialized Center" on 7.39 acres out of CB 4005A, located at 2375 Walsh Road and 12825 Applewhite Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700219) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
14. [19-7121](#) PLAN AMENDMENT CASE PA-2019-11600066 (Council District 7):
A request by Clayton J. Stolle, applicant, 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 "Mixed Use Center" to "Regional Center" on Lot 2, Block 2, NCB 17120, located at 5063 Northwest Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2019-10700189) (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@sanantonio.gov, Development Services Department)
15. [19-6861](#) PLAN AMENDMENT CASE PA-2019-11600068 (Council District 3):
A request by David Dye, applicant, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Country Tier" to "Agribusiness/RIMSE Tier" on 30.727 acres out of CB 5709, located at 19635 Trumbo Road. Staff recommends Approval. (Michael Pepe, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

16. [19-6843](#) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by re-aligning and re-designating a proposed segment of the East & West Connector from an Enhanced Secondary Arterial (120' to 142' of right-of-way) to a Secondary Arterial Type A (86' of right-of-way) generally located in southern Bexar County, between Roosevelt Avenue and the San Antonio River. Staff recommends approval. (Marco Hinojosa, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation & Capital Improvements)

Other Items

17. [19-7201](#) Discussion and action on possible rescheduling of November and December Planning Commission meeting dates.

Approval of Minutes

18. [19-7118](#) Consideration and Action on the Minutes from September 11, 2019.

Director's Report**Adjournment**

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).