

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, October 9, 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 |

12:00 P.M. - Work Session, Tobin Room. Briefing on the SA Tomorrow Comprehensive Plan and Implementation, and the Downtown Area Regional Center Plan. 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. [19-7142](#) 180137: Request by Israel Fogiel, Tenotex Partners, Inc., for approval to subdivide a tract of land to establish Bradbury Court Subdivision Unit 3A Subdivision, generally located northwest of the intersection of Walzem Road and Elm Trail. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

2. [19-7139](#) 180454: Request by Jaime Israel Trejo, Providencia Builders and Projects, LLC, for approval to replat a tract of land to establish Trejo Subdivision Enclave, generally located northeast of the intersection of Mockingbird Lane and Fredericksburg Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

3. [19-7460](#) 18-900029: Request by Mehdrad Monayedi, CTMGT Rancho Del Lago, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 1, Unit 5D Subdivision, generally located southwest of Potranco Road and Arcadia Path. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

4. [19-7250](#) 19-11800001: Request by Joseph Hernandez, KB Homes, for approval to replat and subdivide a tract of land to establish Clearcreek Subdivision Unit 3 subdivision, generally located southwest of the intersection of Higgins Road and Stahl Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

5. [19-7236](#) 19-11800015: Request by Gerardo Ituarte, Hunt Villas, LLC, for approval to subdivide a tract of land to establish Hunt Villas Subdivision, generally located at the intersection of Heritage Farm Drive and Honeytree Lane. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

6. [19-7578](#) (Continued from 09/25/19) 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)
7. [19-7570](#) (Continued from 09/25/19) 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. (Associated Zoning Case Z-2019-10700202) (Michael Pepe, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
8. [19-7450](#) PLAN AMENDMENT CASE PA-2019-11600065 (Council District 6): A request by Raul Ayarzagoitia, applicant, for approval of a Resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on Lot 14, Lot 15, Lot 29, and Lot 30, Block 12, NCB 16522, located at 6402 Tahoka Boulevard, 6406 Tahoka Boulevard, 6403 Marcum Drive, and 6407 Marcum Drive. Staff recommends Denial. (Associated Zoning Case Z-2019-10700223) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

9. [19-7452](#) PLAN AMENDMENT CASE PA-2019-11600069 (Council District 2): A request by Heli Investments, LLC, 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 “Low Density Residential” and “Parks Open Space” to “High Density Residential” on 42.98 acres out of NCB 18239, located at 5645 Sinclair Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700239) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
10. [19-7171](#) PLAN AMENDMENT CASE PA-2019-11600070 (Council District 5): A request by Esequiel Campos, 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 “Low Density Residential” to “Neighborhood Commercial” on 0.157 acres out of NCB 8965, located at 815 Brighton Avenue. Staff recommends Denial. (Associated Zoning Case Z-2019-10700230) (Patricia Franco, Planner, (210) 207-5876, patricia.Franco@sanantonio.gov, Development Services Department)

Approval of Minutes

11. [19-7449](#) Consideration and Action on the Minutes from September 25, 2019

Director’s Report: Planning Commission Meeting November 27, 2019 update.

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).