

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, January 13, 2021

2:00 PM

Videoconference

Livestream: www.sanantonio.gov/DSD/Boards/MeetingVideos

Telephone Access: 210-206-5483

**NO IN-PERSON PUBLIC ACCESS TO THIS MEETING. READ BELOW FOR MULTIPLE
WAYS TO PARTICIPATE AND PROVIDE COMMENT.**

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. | Meredith Siegel | John Jackson | Julia Carrillo |

Matthew Proffitt | Samer Dessouky |

Ex-Officio Members

Joy McGhee, Chair Zoning Commission | Roger Martinez, Chair Board of Adjustment |

TBD, Councilmember | Erik Walsh, City Manager |

To protect the health of the public and limit the potential spread of COVID-19, the Planning Commission (PC) will hold this meeting via videoconference. These meeting standards are based upon the various suspended provisions of the Open Meetings Act issued by the Texas Governor in response to the COVID 19 crisis. These modified standards shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor.

To watch and listen to this meeting, visit www.sanantonio.gov/DSD/Boards/MeetingVideos. To listen to audio only, call 210-206-LIVE (5483).

Public Comment

Members of the public may provide comment on any agenda item, consistent with procedural rules governing the Planning Commission meetings and state law. Public comment may be provided as follows:

1. Submit written comments by email or mail by 4pm the day before the meeting to the case manager or drop off a written statement at 1901 S Alamo by 10 AM the day of the meeting. Please include your full name, home or work address, item # and / or address of the request. Written comments will be part of the official written record only.
2. Leave a voice message of a maximum two minutes by dialing 210-206-(PLNG) 7564 by 10am the day of the meeting. Your message will be played during the meeting. Please include your full name, home or work address, item # and / or address of the request and / or address of the request.
3. Sign up to give your comments live during the meeting by leaving your name, telephone number, and item on which you would like to speak on at 210-206-PLNG (7564). City staff will call you when your item is up for discussion, but cannot guarantee a specific time after 2 pm. Once you join the call, you will be given two minutes to provide your comments.

*Note: Comments may be submitted in English or Spanish. Written comments, voicemails, and request to make comments during the meeting live must be received by Tuesday, January 12th, at 10 am to give time for translation.

1:45 p.m. - Work Session - 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

- Roll Call

- Public Comment

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. [21-1011](#) 19-11800081: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch-Unit 18 Subdivision, generally located northwest of the intersection of Ranch View East and Kallison Lane. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

2. [20-7472](#) 19-11800241: Request by Chesley I. Swann, III-Milestone Grosenbacher Development, Ltd., for approval to replat and subdivide a tract of land to establish Olson Subdivision, Unit 1, generally located northwest of the intersection of Marbach Road and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

3. [21-1001](#) 19-11800357: Request by Simon Kuri, Old Boerne, LLC, for approval to replat a tract of land to establish The Rockwell Enclave Subdivision, generally located west of the intersection of Rockwell Boulevard and Hunter Boulevard. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

4. [21-1041](#) 19-11800383: Request by Harry Hausman, Vintage Oaks, LLC, for approval to subdivide a tract of land to establish Hunter Ranch Phase 2 Subdivision, generally located west of the intersection of Omicron Drive and Lambda Drive. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

5. [20-7466](#) 19-11800430: Request by Chesley L Swann, Milestone Grosenbacher Development, LTD., for approval to subdivide a tract of land to establish Olson Subdivision Unit 7, generally located northeast of the intersection of Grosenbacher Road and US Highway 90 West. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

6. [21-1002](#) 19-11800493: Request by Gregg Kosterlitzky, Gemco Briggs Ranch, LLC, for approval to subdivide a tract of land to establish Briggs Ranch-Commercial Subdivision, generally located southwest of the intersection of US Highway 90 West and Mansions Bluffs. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

7. [20-7505](#) 19-11800512: Request by Paul Kuo, Lucca Rabel, LLC, for approval to replat and subdivide a tract of land to establish Rabel Subdivision Unit 1 Subdivision, generally located east of the intersection of Rabel Road and South Flores Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

8. [20-7470](#) 19-11800513: Request by Paul Kuo, Lucca Rabel, LLC, for approval to replat and subdivide a tract of land to establish Rabel Subdivision Unit 2, generally located northeast of the intersection of South Flores Road and Rabel Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

9. [21-1029](#) 19-11800548: Request by David A. McGowan, M/I Homes of San Antonio, LLC for approval to subdivide a tract of land to establish Sage Valley Unit 3 Subdivision, generally located northwest of the intersection of Pearsall Road and Holm Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

10. [20-7486](#) 20-11800011: Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Westpointe North Unit 1C, generally located southeast of the intersection of Culebra Road and FM 471 West. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

11. [21-1009](#) 20-11800023: Request by Hugo Guitierrez, Peoples Verdes Ranch Holdings CO., LTD., for approval to subdivide a tract of land to establish Westlakes Unit 8, generally located south of the intersection of Loop 1604 and FM 143. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

12. [21-1003](#) 20-11800024: Request by Paul Powell, HDC Westlakes, LLC and Hugo Guitierrez, Peoples Verdes Ranch Holdings Co., Ltd., for approval to subdivide a tract of land to establish Westlakes Unit 10 Subdivision, generally located south of the intersection of FM 143 and West Loop 1604 South. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department).
13. [20-7483](#) 20-11800127: Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Westlakes Unit 3B & 3C, generally located south of the intersection of Loop 1604 and FM 143. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
14. [20-7291](#) 20-11800137: Request by Paul Blackburn, SA Dove Creek Ranch, LTD. and Darren Casey, DCI Developers, LLC, for approval to replat a tract of land to establish Tacara Dove Creek MF Subdivision, generally located generally located southwest of the Empresario Drive and Waterstone Place. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

Variances

15. [21-1067](#) TPV 21-003: Request by Scott Maham, PE - Cude Engineers, 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”, generally located at the intersection of S. Rincon Blvd. & Oakland Dr. Staff recommends approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department) (Jacob Sanchez (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

16. [20-7138](#) PLAN AMENDMENT CASE PA-2020-11600070 (ETJ - Closest to Council District 8): A request by Killen, Griffin and Farrimond PLLC, representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from "Agricultural" to "Low Density Residential" on P-67A and P-40C, ABS 24, CB 4708, located at 9135 Dietz Elkhorn Road. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)
17. [20-7506](#) PLAN AMENDMENT CASE PA-2020-11600077 (Council District 3): A request by Brown & Ortiz, 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 "Regional Mixed Use" to "Urban Mixed Use" on 66.436 acres out of NCB 10879, generally located in the 3100 block of Southeast Military Drive. Staff recommends Approval. (Associated Zoning Case Z-2020-10700283) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department).

Other Items

18. [20-7426](#) Resolution recommending approval of declaring an approximately 123.133-acre tract of land in County Block 4006 located southeast of Mitchell Lake in Council District 3 as surplus and authorizing its disposition by the San Antonio Water System. Staff recommends Approval. [Mary L. Fors, Senior Real Estate Specialist, (210) 207-4083, mary.fors@sanantonio.gov]
19. [20-7425](#) Resolution recommending declaring a 0.0679-acre tract of land, located along the southern right-of-way of IH-10 east of the intersection of Foster Road in the northeast quadrant of Bexar County, Texas, Council District 2, as surplus and authorizing its disposition by the San Antonio Water System. Staff recommends Approval. [Mary L. Fors, Senior Real Estate Specialist, (210) 207-4083, mary.fors@sanantonio.gov]

Approval of Minutes

20. [20-7501](#) Consideration and Action on the Minutes from December 16, 2020.

Director's Report

Reminder for Planning Commission Officer Elections for the January 27, 2021 meeting

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).