

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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Wednesday, May 22, 2019

2:00 PM

1901 S. Alamo

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#### 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 |

**1:30 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.     [19-3981](#)     170501: Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 46B Phase 1, PUD Subdivision, generally located southwest of the intersection of Alamo Ranch Parkway and Del Webb Boulevard. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, [juanita.romero@sanantonio.gov](mailto:juanita.romero@sanantonio.gov), Development Services Department)
  
2.     [19-3973](#)     180109: Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Alamo Ranch, Unit-54 Phase-1, PUD Subdivision, generally located southwest of the intersection of Alamo Ranch Parkway and Del Webb Boulevard. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, [Victoria.Castro@sanantonio.gov](mailto:Victoria.Castro@sanantonio.gov), Development Services Department).
  
3.     [19-4230](#)     180365: Request by David Pugsley, 123 Heuermann LLC, for approval to subdivide a tract of land to establish Terra Falls PUD Subdivision, generally located northeast of the intersection of Heuermann Road and Bella Sky. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
  
4.     [19-3884](#)     180372: Request by Dan Mullins, Authorized Agent for Southerland Canyons II, LLC, for approval to replat a tract of land to establish Blackbuck Ranch Phase 1 Units 1 & 5 PUD Subdivision, generally located northeast of the intersection of Stallion Ridge and Nina Ridge. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, [jose.garcia4@sanantonio.gov](mailto:jose.garcia4@sanantonio.gov), Development Services Department)
  
5.     [19-4238](#)     180423: Request by Brian Barron, Lennar Homes of Texas Land & Construction, LTD., for approval to subdivide a tract of land to establish Mission Del Lago Unit 11B (T.I.F.) Subdivision, generally located southwest of the intersection of Mission Grande and US Highway 281. Staff recommends Approval. (Riley Metcalfe, Planner, (210) 207-8302, [riley.metcalfe@sanantonio.gov](mailto:riley.metcalfe@sanantonio.gov), Development Services Department)

6. [19-4207](#) 180510: Request by Jay Patterson, Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 2 Unit 2 Subdivision, generally located southwest of the intersection of Boerne Stage Road and Scenic Loop. Staff recommends Approval. (Sara Serra, Planner, (210) 207-7898, sara.serra@sanantonio.gov, Development Services Department)
7. [19-4003](#) 180511: Request by Jay Patterson, Southerland Canyons, III, LLC., for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 2 Unit 3 - PUD Subdivision, generally located west of Scenic Loop Road and Kendall Canyon Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
8. [19-3903](#) 180575: Request by Manouchehr Failey, for approval to replat a tract of land to establish Mesa West Apartments Subdivision, generally located southeast of the intersection of Ingram Road and Lakeside Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
9. [19-3975](#) 18-900010: Request by Shunji Muso, Northridge Homes Briggs Ranch, LLC., for approval to replat and subdivide a tract of land to establish Trails of Briggs Ranch, Unit – 3A (PUD) Subdivision, generally located east of the intersection of State Highway 211 and Briggs Ranch Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)
10. [19-3988](#) 18-900025: Request by Steven Krasoff, Scott Felder Homes, LLC, for approval to subdivide a tract of land to establish Madison Heights Subdivision, generally located at the intersection of O'Connor Road and North Stahl Park. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)

11. [19-3905](#) 18-900042: Request by Beau Evans, Retail Shoppes Alamo Ranch, LLC and Joseph Eaton, 151 Alamo Ranch Partners, LTD, for approval to replat and subdivide a tract of land to establish Alamo Ranch Comm., U-1 Subdivision, generally located southwest of the intersection of Alamo Ranch Parkway and Lone Star Parkway. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
12. [19-3982](#) 18-900063: Request by Chad Johannesen, The Casinos @ Prue Crossing, LLC., for approval to subdivide a tract of land to establish The Casinos at Prue Crossing Subdivision, generally located northeast of the intersection of Babcock Road and Prue Road. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

#### Land Transactions

13. [19-2957](#) Resolution for approval for the conveyance of approximately 0.1254 acres or 5,461 square foot tract of City owned land out of Lot 14, NCB 1760 in exchange for three CPS owned tracts of land out of Lot 14, NCB 1760 totaling 0.1254 acre (5,461 SF) along the Museum Reach as described by metes and bounds in Attachment A, to facilitate the historical use and maintenance allocation necessary for the new CPS Headquarters in Council District 1. Staff recommends Approval. (Pete Alanis, Real Estate Administrator, (210) 207-3908, pedro.alanis@sanantonio.gov, Center City Development and Operations)
14. [19-3645](#) Resolution for approval of the sale and conveyance of 3 vacant properties owned by the Urban Renewal Agency (OUR SA) located at 302 Runnels, described as NCB 1217, Block 15, Lot 1; 203 Edgar, NCB 1217, Block 15, Lots 1A and 2A; and 205 Edgar, NCB 1217, Block 15, Lot 3A, in City Council District 2. Staff recommends Approval. [Lori Houston, Assistant City Manager; Verónica R. Soto, Director, Neighborhood and Housing Services]

15. [19-3879](#) S.P. 2164: A Resolution supporting the partial release of a City drainage easement being 0.1673 of an acre (7,285.8 square feet), in Lot 3, Block 1 of the Summit Automotive Subdivision, NCB 17930, in Council District 7, as requested by D&C Enterprises, LLC. Staff recommends Approval. (Laurie Park,, Management Analyst, Transportation & Capital Improvements Department, laurie.park@sanantonio.gov)
16. [19-4016](#) S.P. 2165 - Resolution recommending the closure, vacation and abandonment of an unimproved portion of Hunstock Avenue Public Right of Way located in City Council District 5, as requested by Poma Properties LLC for a fee of \$1,100.00. Staff recommends Approval. (Cynthia Cantú, (210) 207-4024, Cynthia.Cantu@sanantonio.gov, Transportation & Capital Improvements Department)

#### Street Name Change

17. [19-4214](#) Street Name Change Case ADDR-SNC-19-12700001 (Council District 5): A request by University Health System for approval of a Resolution to change Perez Street to Robert B Green Way, between N Frio and IH 35. Staff recommends Denial with an Alternate Recommendation. (Kimberly Hopkins, Planner, Development Services Department, (210) 207-0259, Kimberly.Hopkins@sanantonio.gov)

#### Comprehensive Master Plan Amendments

18. [19-3984](#) MILITARY PROTECTION AREAS PA-2019-11600022 (Council Districts 4, 6, and 8): Consideration of the proposed Extraterritorial Jurisdiction Military Protection Area (ETJMPA) regulations for the Camp Bullis ETJMPA and Lackland ETJMPA, creation of the Comprehensive Land Use categories within the MPAs, and the Addendum to the Bexar County/COSA Master Interlocal Agreement for the ETJMPs in unincorporated Bexar County. Staff recommends Approval. (Associated Case Z-2019-10700087) (Tony Felts, AICP, Interim Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department)

**Other Items**

19. [19-4240](#) Public hearing and consideration of a resolution recommending the City of San Antonio's (City) consent to the creation of two fresh water supply districts to later be converted to two water control and improvement districts on an approximately 1,019.6 acre parcel of land to be named The Summit at Redbird Ranch Project; and the approval of a development agreement between the City and Red Bird Legacy Ranch, LP, owner of the property which is generally located south of SR 16 and west of SR 211, on the border of Bexar County and Medina County, in the extraterritorial jurisdiction (ETJ) of the City of San Antonio, Texas; and a tentative strategic partnership agreement which will be approved in final form at a future date. Staff recommends Approval. (Priscilla Rosales-Pina, Planning Manager, (210)207-7839, Priscilla.Rosales-Pina@sanantonio.gov, Planning Department)

**Approval of Minutes**

20. [19-4145](#) Consideration and Action on the Minutes from May 8, 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).**