

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, July 28, 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.

Connie Gonzalez, Madam Chair |

George Peck, Vice Chair | Matthew Proffitt, Pro-Tem |

Michael Garcia Jr. | Meredith Siegel | John Jackson | Julia Carrillo Haynes |

Christopher Garcia | Samer Dessouky |

Ex-Officio Members

John Bustamante, Chair Zoning Commission | Donald Oroian, 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, July 27, 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. [21-4939](#) 20-11800066: Request by David Brodbeck, K.B. Home Lone Star Inc. for approval to subdivide a tract of land to establish Preserve at Culebra – Unit 2, generally located southwest of the intersection of Culebra Road and Old FM 471 West. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

2. [21-4921](#) 20-11800071: Request by Blake Yantis, SA Colgin, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 10A, generally located southwest of the intersection of WW White Road and Jo Marie Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

3. [21-4925](#) 20-11800148: Request by Shannon Birt, LGI Homes – Texas LLC, for approval to replat and subdivide a tract of land to establish Luckey Ranch Unit 1A - Cluster, generally located south of the intersection of Luckey Ranch and Highway 90. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

4. [21-4941](#) 20-11800234: Request by Devrej Nayak and Dr. Hetal Nayak, for approval to replat a tract of land to establish AUM Ashram, generally located northeast of the intersection of Kitchener Road and Rochelle Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

5. [21-4946](#) 20-11800369: Request by Brian Otto, Meritage Homes of Texas, LLC, and Alejandro Medina, Investments DE MF Group, LP for approval to subdivide a tract of land to establish Scenic Crest Unit 1 subdivision, generally located west of the intersection of Scenic Loop Road and Toutant Beauregard Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

6. [21-4945](#) 20-11800392: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Somerset Grove, Unit 1, generally located southwest of the intersection of Interstate Highway 35 and Somerset Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
7. [21-4920](#) 20-11800429: Request by Brian Otto, Meritage Homes and Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 10A, generally located northwest of the intersection of West Grosenbacher Road and Caldwell Ranch Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
8. [21-4937](#) 20-11800454: Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Caldwell Ranch Road, generally located northwest of the intersection of West Grosenbacher Road and Caldwell Ranch Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
9. [21-4926](#) 20-11800475: 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 2 PUD, generally located southwest of the intersection of Del Webb Boulevard and Alamo Ranch Parkway. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
10. [21-4922](#) 21-11800062: Request by Jon Silberman, PDC Rittiman LP, LTD, for approval to subdivide a tract of land to establish PDC Rittiman Subdivision, generally located northeast of the intersection of Rittiman Road and Woodlake Center. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

11. [21-4923](#) 21-11800101: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch Subd, Unit 5A, generally located northwest of the intersection of IH-10 and Ralph Fair Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

Street Name Changes

12. [21-4575](#) ADDR-SNC-21-12700001: A request by Development Services Department for approval of a resolution to change Quantum Loop to Quantum Drive, generally located between Juno Landing and Southwest Loop 410 Access Road, within Council District 4. Staff recommends Approval (Valerie Rodriguez, Senior Planner, 210-207-0533, Valerie.Huerta-Rodriguez@sanantonio.gov, Development Service Department)
13. [21-4582](#) ADDR-SNC-21-12700002: A request by Brooks Development Authority for approval of a resolution to change Lyster Road to Global Way, generally located between Sous Vide Way and Goliad Road within Council District 3. Staff recommends Approval (Valerie Rodriguez, Senior Planner, 210-207-0533, Valerie.Huerta-Rodriguez@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

14. [21-4721](#) PLAN AMENDMENT CASE PA-2021-11600039 (ETJ - Closest to Council District 8): A request by Patrick Christensen, 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 62.446 acres out of CB 4680, generally located at 29300 Boerne Stage Rd. Staff recommends Approval. (Daniel Hazlett, Development Services Manager (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

15. [21-4770](#) PLAN AMENDMENT CASE PA-2021-11600046 (Council District 5): A request by Robert Herrera, representative, for Approval of a resolution to amend the Kelly South SAN Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Business Park" to "Heavy Industrial" on 4.90 acres out of NCB 8736, located at 2218 West Southcross Street. Staff recommends Approval. (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department) (Associated Zoning Case Z-2021-10700139 S)
16. [21-4735](#) PLAN AMENDMENT CASE PA-2021-11600055 (Council District 3): A request by the City of San Antonio 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" and "Civic Center" to "Suburban Tier" on 25.79 acres out of CB 5161, generally located at 3720 Farm Road. Staff recommends approval. (Brenda V. Martinez, Planning Coordinator (210) 207-5428, brenda.valadez@sanantonio.gov; Planning Department) (Associated Zoning Case Z2021-10700182)
17. [21-4737](#) PLAN AMENDMENT CASE PA-2021-11600057 (Council District 2): A request to amend the San Antonio International Airport Vicinity Community Plan by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on the west 180.22 feet of Lot 10, Block 4, NCB 13717, located at 4401 Rittiman Road. Staff recommends Approval.(Associated Zoning Case Z2021-10700153 S) (Mirko Maravi, Senior Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Other Items

18. [21-4754](#) Public hearing and consideration of a resolution recommending the approval of a proposed annexation, as requested by Leroy E. Kluth Jr., the owner of two tracts of land, totaling 25.79 acres, located at 3720 Farm Road, which is contiguous to the city limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southeast Bexar County. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, (210)207-0268).

19. [21-4775](#) A public hearing and consideration of a resolution recommending the City of San Antonio grant its consent to the creation of a Public Improvement District, to later be named the Landon Ridge Special Improvement District by Bexar County, and approval of the associated Development Agreement with SA Landon Ridge, LP and Potranco Patience, LLC owner of the approximately 131.255- acre property, generally located northwest of the intersection of Potranco Road and Stevens Parkway in the ETJ of the City of San Antonio, Texas. Staff recommends Approval. [Priscilla Rosales-Piña, AICP, Planning Manager, Planning Department, (210) 207-7839, Priscilla.rosales-pina@sanantonio.gov.]

Approval of Minutes

20. [21-4924](#) Consideration and Approval of the July 14, 2021 Planning Commission Minutes.

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).