

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, May 13, 2020

2:00 PM

Videoconference

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

Telephone Access: 210-206-LIVE (5483)

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

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. | VACANT | John Jackson | Julia Carrillo | Matthew Proffitt |
| Dr. Cherise Rohr-Allegrini |

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, these will be read at the time the item is heard, as requested. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
2. Drop-off a written statement at 1901 S Alamo by 10am. The written statement can be up to 300 words. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
3. Leave a voice message of a maximum two minutes by dialing 210-206-(PLNG) 7564 by 10am. 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.
4. Sign up to give your comments live during the meeting by leaving your name, telephone number, item # on which you would like to speak on at 210-206-(PLNG) 7564 by 10am. 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 Spanish. Written comments, voicemails and requests to make comments during the meeting live must be received by Monday, May 11, at 10am 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. [20-2823](#) 180414: Request by John Brian, TF Cibolo Monteverde Ph4, L.P., for approval to subdivide a tract of land to establish Monteverde Unit 2, Phase 4 (Enclave), generally located northwest of the intersection of Evans Road and TPC Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

2. [20-3132](#) 180531: Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Davis Ranch Subdivision, Unit 3D, generally located northwest of the intersection of Galm Road and Mill Pass. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

3. [20-3074](#) 18-900033: Request by Kennon Masters, LGI Homes-Texas, LLC, for approval to subdivide a tract of land to establish Preserve at Medina Unit 2 Subdivision, generally located southwest of the intersection of Watson Road and State Highway 16. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

4. [20-3118](#) 18-900101: Request by David C. Frye, San Antonio 2015, LLC, for approval to subdivide a tract of land to establish Olson Ranch, generally located southwest of the intersection of US Highway 90 West and WT Montgomery Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

5. [20-3068](#) 19-11800215: Request by Lloyd A. Denton, Jr. SA Willis Ranch Unit 4B, LTD., for approval to subdivide a tract of land to establish Willis Ranch Unit 4B (Enclave) Subdivision, generally located northwest of the intersection of Bulverde Road and East Borgfeld Drive. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

6. [20-2831](#) 19-11800237: Request by William Jones, 281/Overlook Partners LP., for approval to subdivide a tract of land to establish Overlook Town Center Unit 2 Subdivision, generally located at the intersection of U.S. Highway 281 North and Overlook Parkway. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

7. [20-3073](#) 19-11800270: Request by Lloyd A Denton Jr., SA Kinder Ranch No. 2, LTD, for approval to subdivide a tract of land to establish Kinder Parkway Unit-7 Subdivision, generally located northwest of the intersection of East Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

8. [20-3128](#) 19-11800273: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Rittiman Tract Subdivision, Unit 1, generally located west of the intersection of Rittiman Road and Seguin Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

9. [20-3116](#) 19-11800324: Request by David C. Frye, San Antonio 2015, LLC, for approval to subdivide a tract of land to establish Heritage Oaks, Unit 4, generally located southwest of the intersection of Loop 410 and Southton Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

10. [20-3075](#) 19-11800336: Request by Bart Swider, Chesmar Homes, for approval to subdivide a tract of land to establish Stahl Road Subdivision (PUD) Subdivision, generally located at the intersection of Stahl Road and Higgins Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
11. [20-3056](#) 19-11800403: Request by San Antonio Housing Authority, for approval to replat and subdivide a tract of land to establish Alazan Lofts – IDZ Subdivision, generally located at the intersection of South Smith Street and El Paso Street. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
12. [20-3039](#) 19-11800422: Request by Daniel Rodriguez, Oleander Roof Top Living Near the Pearl, LLC, for approval to subdivide a tract of land to establish Carson/Oleander Development - IDZ Subdivision, generally located southeast of the intersection of East Carson Street and Oleander Street. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
13. [20-3163](#) 19-11800436: Request by Thad Rutherford, Southstar Mission Del Lago Developer, LLC., for approval to subdivide a tract of land to establish Del Lago Parkway South Phase 2A (TIF), generally located southwest of the intersection of South Flores Street and US Hwy 281. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

Variances

14. [20-3122](#) TPV 20-026: Request by Mr. Brandon Ross 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.” The site is generally located at 1349 Neal Road. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

15. [20-3123](#) TPV 20-032: Request by Mr. Brandon Ross 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.” The site is generally located 1.4 miles North of the intersection of Grosenbacher Road & Highway 90. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)
16. [20-3121](#) TPV 20-034: Request by Mr. Jon Robinson for approval of a tree preservation variance request from Unified Development Code Section 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”, located at west Grosenbacher Road west of Canthree Drive. Staff recommends approval. (Herminio Griego, (210) 207 - 6042, herminio.griego@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

17. [20-3125](#) PLAN AMENDMENT CASE PA-2019-11600094 (Council District 10): A request by Killen, Griffin, & Farrimond, PLLC, Representative, for approval of a resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Parks/Open Space” and “Low Density Residential” to “Low Density Residential” and “Medium Density Residential” on 21.6 acres out of NCB 17194, located at 16650 Jones Maltsberger Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700322 ERZD) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

18. [20-3126](#) PLAN AMENDMENT CASE PA-2020-11600011 (Council District 9):
A request by Brown and Ortiz, Representative, for approval of a Resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Business Park” and “Parks/Open Space” to “Light Industrial” on 10.2 acres out of NCB 12694, located at 306 North Loop Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700043) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
19. [20-3176](#) PLAN AMENDMENT CASE PA-2020-11600016 (Council District 7):
A request by Hector Perez, representative, for approval of a resolution to amend the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Community Commercial" on Lot 24 and Lot 25, Block 4, NCB 18655, located at 7239 Still Brook Drive. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z2020-10700067) (Mercedes Rivas, Senior Planner, (210) 207-0215, mercedes.rivas2@sanantonio.gov, Development Services Department)
20. [20-2489](#) PLAN AMENDMENT CASE PA-2020-11600017 (Council District 7):
A request by Marylinda Rios, applicant, for approval of a Resolution to amend the Near Northwest 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 Lot 1, Block 1, NCB 6692, save and except 0.0002 acres out of NCB 6692, located at 1901 Fredericksburg Road. Staff recommends Denial. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Approval of Minutes

21. [20-2787](#) Consideration and Action on the Minutes from March 11, 2020.

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) 207-0121. 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- 0121. Esto es un servicio gratis.

ACCESSIBILITY STATEMENT - 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 - 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).

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