

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, July 8, 2020

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.**

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, 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 and will make only one attempt to reach you during the meeting. 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 requests to make comments during the meeting live must be received by Tuesday July 7th, 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. [20-3908](#) 180578: Request by Leslie Ostrander, Chtex of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch-Unit 24B Subdivision, generally located northwest of the intersection of Culebra Road and Ranch View West. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

2. [20-3926](#) 18-900135: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Valley Ranch Units 20 & 21 Subdivision, generally located northwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

3. [20-3993](#) 19-11800031: Request by David Nisivoccia, San Antonio Housing Authority, for approval to replat a tract of land to establish Durango Park Multifamily IDZ Subdivision, generally located at the intersection of Cesar Chavez Boulevard and Labor Street. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

4. [20-3990](#) 19-11800225: Request by Scott Teeter, HDC Foster RD, LLC, for approval to subdivide a tract of land to establish Rosillo Ranch Phase 1 Subdivision, generally located southwest of the intersection of Interstate 10 and North Foster Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

5. [20-4006](#) 19-11800276: Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 8B Subdivision, generally located southeast of the intersection of Loop 1604 and IH-10 East. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

6. [20-3367](#) 19-11800311: Request by Michael C. Brisch, PHSA – W22, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unit 22-Q3 Subdivision, generally located northwest of Westcreek Oaks Drive and Military Drive West. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
7. [20-3989](#) 19-11800377: Request by Tim Handren, Santikos Raw Land, LLC, for approval to replat and subdivide a tract of land to establish Ridge at Nacogdoches Subdivision, generally located northwest of the intersection of Stahl Road and Nacogdoches Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
8. [20-4011](#) 19-11800452: Request by Brian Barron, Lennar Homes of Texas Land & Construction LTD, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 3 Subdivision, generally located southeast of the intersection of Loop 1604 Highway and 1-10 East Interstate. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
9. [20-3911](#) 19-11800490: Request by J.L. “Joey” Guerra, JR., HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Horizon Pointe, Unit-15 Subdivision, generally located southeast of the intersection of Woodlake Parkway and Binz-Engleman Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
10. [20-3916](#) 19-11800519: Request by Christopher Gill, Ira Avenue Lofts, LLC, for approval to subdivide a tract of land to establish Ira Subdivision, generally located at the intersection of Ira Avenue and Tendrick Street. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

11. [20-3917](#) 20-11800017: Request by Richard Mott (Agent), Southstar Mission Del Lago Developer, LLC, for approval to subdivide a tract of land to establish Mission Del Lago Unit 14A PUD (TIF) Subdivision, generally located southwest of the intersection of Highway 281 and Del Lago Parkway. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
12. [20-3991](#) 19-11800498: Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd., for approval to replat a tract of land to establish Silos Subdivision Unit 7B Subdivision, generally located south of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
13. [20-3992](#) 19-11800540: Request by Cyrus Bahrami, Prose Vance Jackson Venture LLC, for approval to replat a tract of land to establish The Prose at Vance Jackson Subdivision, generally located south of the intersection of Vance Jackson Road and North Loop 1604 West. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

Variances

14. [20-4014](#) TPV 20-048 Tree Preservation Variance for SAWS WRIP Phase 2: Request by Mr. Robert Jenkins 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 along the proposed alignment of the SAWS Segment 2C and Segment 3 pipelines and within the Anderson and Old Pearsall pump stations. Staff recommends approval. (Herminio Griego, (210) 207 - 6042, herminio.griego@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

15. [20-4000](#) PLAN AMENDMENT CASE PA-2019-11600010 (Council District 8): A request by Brown and Ortiz, representative, for approval of a Resolution to amend the North 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 1, NCB 17462; Lot 4, NCB 14614; and 0.353 acres out of CB 4528, located at 12400 South Hausman Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700042) (Michael Pepe, Planner, (210)207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
16. [20-3880](#) PLAN AMENDMENT CASE PA-2020-1160027 (All Council Districts): A request by Killen, Griffin & 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 "Urban Low Density Residential" on 21.918 acres out of CB 4708, located at 9135 Dietz Elkhorn Road. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services)
17. [20-3998](#) PLAN AMENDMENT CASE PA-2019-11600028 (Council District 2): A request by Matthew Badders, representative, 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 Residential" to "Mixed Use" on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters. Staff recommends Approval. (Associated Zoning Case Z-2020-10700113) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

18. [20-3999](#) PLAN AMENDMENT CASE PA-2019-11600029 (Council District 2):
A request by Robert Wynn, representative, 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 Residential" to "Mixed Use" on Lots 1, 2, 3, 4, 5, 6, the north 34.59 feet of Lot 10 through Lot 14, and the north 34.59 feet of Lot 15, Block 5, NCB 1181, located in the 2600 block of North Interstate 35. Staff recommends Approval. (Associated Zoning Case Z-2020-10700114) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Other Items

19. [20-4009](#) Consider applicants for and possibly make appointments to or interview candidates for the Planning Commission Technical Advisory Committee (PCTAC), to include receiving the recommendation of the PCTAC Nominating Committee. (Tony Felts, AICP, Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department).
20. [20-4010](#) Consider a resolution appointing a member of the Planning Commission to an unexpired alternate term on the Planning Commission Technical Advisory Committee (PCTAC). (Tony Felts, AICP, Policy Administrator, (210) 207-0153, tony.felts@sanantonio.gov, Development Services Department).

Approval of Minutes

21. [20-3996](#) Consideration and Action on the Minutes from June 24, 2020.

Adjournment