

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, May 8, 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 |

**1:00 P.M. - Work Session, Tobin Room. Briefing relating to the Extraterritorial Jurisdiction Military Protection Areas (ETJMPAs) for the Lackland and Camp Bullis areas to include proposed regulations, proposed land use categories, and proposed Interlocal Agreement with Bexar County. (Tony Felts, AICP, Interim Policy Administrator, Development Services Department).**

**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.     [19-3836](#)     170408: Request by Danny Yoo, TVPA Partners, LLC, for approval to subdivide a tract of land to establish Palo Alto Villas Unit 1 PUD Subdivision, generally located northwest of the intersection of South Loop 1604 and State Highway 16. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
2.     [19-3844](#)     180081: Request by John Brian, Authorized Agent, TF Cibolo Canyons, LP, for approval to subdivide a tract of land to establish Cibolo Canyon Unit 8 Phase 2 (Enclave) Subdivision, generally located at the intersection of Dulzura Street and Yapha Street. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
3.     [19-3837](#)     180346: Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd., for approval to subdivide a tract of land to establish Rosillo Creek Unit 2 Subdivision, generally located northwest of the intersection of Foster Road and St. Hedwig Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)
  
4.     [19-3831](#)     180356: Request by Southstar Mission Del Lago Developer, LLC, for approval to subdivide a tract of land to establish Del Lago Parkway South-Phase 1 (T.I.F.) Subdivision, generally located southwest of the intersection of Mission Grande and U.S. Highway 281. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

5.     [19-3842](#)     180504: Request by Ramon Korrody, Spanish Homes, Inc., for approval to replat a tract of land to establish Lincoln Ramon Subdivision, generally located north of the intersection of Silver Oaks Drive and Lisbon Drive. Staff recommends Approval. (Riley Metcalfe, Planner, (210) 207-8302, riley.metcalfe@sanantonio.gov, Development Services Department)
  
6.     [19-3847](#)     180572: Request by Rudy Munoz, Century Land Holdings II, LLC, for approval to subdivide a tract of land to establish Middleton Subdivision, generally located northwest of the intersection of Eisenhower Road and Woodlake Parkway. Staff recommends Approval. (Riley Metcalfe, Planner, (210) 207-8302, riley.metcalfe@sanantonio.gov, Development Services Department)
  
7.     [19-3845](#)     180576: Request by Rudy Munoz, Century Land Holdings II, LLC, for approval to subdivide a tract of land to establish Palo Alto Trails II Units 1 & 2 Subdivision, generally located southwest of the intersection of Loop 410 and Palo Alto Road. Staff recommends Approval. (Sara Serra, Planner (210)207-7898, sara.serra@sanantonio.gov, Development Services Department)
  
8.     [19-3868](#)     180590: Request by Steven Cummings, MFP Foster Ranch, LP, for approval to subdivide a tract of land to establish Gateway 10 Caliber Collision Subdivision, generally located at the intersection of Sierra Sunset and N. Foster Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, jose.garcia4@sanantonio.gov, Development Services Department)

**Alternate Pedestrian Plan**

9.     [19-3852](#)     APP-16-00001.01 -- Request by TF Cibolo Canyons, LP, for approval of the Ladera Alternate Pedestrian Plan, generally located northwest of the intersection of Evans Road and TPC Parkway. Staff recommends Approval. (Riley Metcalfe, Planner, (210) 207-8302, riley.metcalfe@sanantonio.gov, Development Services Department)

**Annexation**

10.     [19-3360](#)     Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 150.26 acre property located at 4526 South Loop 1604, 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, as requested by the property owners, Halliburton Energy Services, Inc. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, Planning Department, [Clinton.Eliason@sanantonio.gov](mailto:Clinton.Eliason@sanantonio.gov) , (210)207-0268)
  
11.     [19-3565](#)     Public hearing and consideration of a resolution recommending the approval of a proposed annexation of 124.405 acres, as requested by the property owner, Charles A. Timms. The proposed Annexation Area is generally located southwest of the intersection of Fischer Road and Somerset Road, which is contiguous to the City limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southwest Bexar County. Staff recommends Approval. (Sidra Schimelpfening, Senior Planner, Planning Department, [Sidra.Schimelpfening@sanantonio.gov](mailto:Sidra.Schimelpfening@sanantonio.gov), (210) 207-8187)

**Comprehensive Master Plan Amendments**

12.     [19-3850](#)     (POSTPONED) PLAN AMENDMENT # PA2019-11600014 (Council District 6): A request by Arturo Lopez, applicant, for approval of a resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "Mixed Use Center" on Lots 5-13, NCB 17639, located at 5745, 5679, 5682, 5650 Easterling Drive. (Associated Zoning Case Z-2019-10700040) (Sara Serra, Planner (210) 207-7898, [sara.serra@sanantonio.gov](mailto:sara.serra@sanantonio.gov); Development Service Department)

13.     [19-3673](#)     PLAN AMENDMENT # PA2019-11600019 (Council District 2): A request by Hunter Shadburne, P.E., applicant, to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, from “High Density Residential” to “Community Commercial” on Lot 23, Lot 35 and Lot 36, NCB 12883, located at 222, 230 and 310 Creswell Drive. Staff recommends Approval. (Associated Zoning Case Z-2019-10700068) (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov); Development Services Department)
14.     [19-3848](#)     PLAN AMENDMENT # PA2019-11600020 (Council District 10): A request by Nardis Investment Co., applicant, 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 “Specialized Center” on 3.303 acres out of NCB 16584, generally located northeast of Loop 1604 at Nacogdoches Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700074) (Mirko Maravi, Planner (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov); Development Services Department)
15.     [19-3672](#)     PLAN AMENDMENT # PA2019-11600025 (Council District 1): A request by Jupiter Landscape, LLC, applicant, to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan, by changing the future land use of the City, from “Office” to “Low Density Residential” on Lot 19, Block 37, NCB 8805, located at 1837 Santa Monica Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov); Development Services Department)
16.     [19-3851](#)     PLAN AMENDMENT # PA2019-11600026 (Council District 1): A request by Melody Monda, applicant, for approval of a resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Medium Density Residential” on Lot 17, Lot 18, and Lot 19, Block 17, NCB 7326, located at 137 Earl Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700065 CD) (Sara Serra, Planner (210) 207-7898, [sara.serra@sanantonio.gov](mailto:sara.serra@sanantonio.gov); Development Services Department)

**Other Items**

17. [19-3292](#) A resolution recommending the Midtown Area Regional Center Plan to City Council to become a component of the City's Comprehensive Master Plan. (Bridgett White, Director, Planning Department)

#### Approval of Minutes

18. [19-3829](#) Consideration and Action on the Minutes from April 24, 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).**