

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services

Center

1901 South Alamo

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**Wednesday, June 26, 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 |

#### **12:00 P.M. - Work Session, Tobin Room.**

**Staff 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.**

**Briefing on the Draft Medical Center Area Regional Center Plan.**

**Briefing on the Draft UTSA Area Regional Center Plan.**

**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.     [19-5023](#)     170568: Request by Mehrdad Moyedi, CTMGT Rancho Del Lago, LLC for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 2, Unit 7A Subdivision, generally located northeast of the intersection of Arcadia Path and Briar Spring. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
2.     [19-4995](#)     180087: Request by Matthew D. Miller, Quiktrip Corporation, for approval to replat and subdivide a tract of land to establish QT 4056 Addition, generally located northeast of the intersection of West Chavaneaux Road and South Zarzamora Street. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
  
3.     [19-5030](#)     180101: Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Alamo Ranch Unit 48C PH 3, PUD Subdivision, generally located northeast of the intersection of Del Webb Boulevard and Tangled Springs. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

4. [19-4996](#) 180309: Request by Thad Rutherford, Southstar Mission Del Lago Developer LLC, for approval to subdivide a tract of land to establish Mission Del Lago Unit 12A (T.I.F.), generally located southwest of the intersection of South Flores Road and Del Lago Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
5. [19-5025](#) 180376: Request by Terri Britts, Lonesome Dove Investment Group LLC, for approval to replat a tract of land to establish Lonesome Dove Unit 1 Subdivision, generally located southeast of the intersection of Campbellton Road and Loop 1604. Staff recommendation (pending). (Richard Carrizales, Sr. Planner, (210) 207-8050, Richard.carrizales@sanantonio.gov, Development Services Department)
6. [19-5024](#) 180470: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Whisper Falls Unit 2B Subdivision, generally located southeast of US Highway 90 and Whisper Way. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
7. [19-4724](#) 180545: Request by John Cousins, Capuchin Province of Mid-America, Inc., for approval to replat a tract of land to establish Mount Sacred Heart Subdivision, generally located west of the intersection of San Pedro Avenue and West Maplewood Lane. Staff recommends Approval. (Juanita Romero, Planner, (210) 207-8264, juanita.romero@sanantonio.gov, Development Services Department)

## Variances

8. [19-5059](#) TPV 19-027: Request by Mr. Thomas Carter, P.E., 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”, general located off of I10 and Stonewall Hill Road. Staff recommends Approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments**

9.     [19-5069](#)     (Continuance from 05/22/19) MILITARY PROTECTION AREAS PA-2019-11600022 (Council Districts 4, 6, and 8): Public hearing and consideration of the following items: Amending Chapter 35 of the City Code of San Antonio, Texas, to add a new article, Article IX, designating Extraterritorial Military Protection Areas, adopting general provisions, rules, regulations, and districts associated with the Extraterritorial Military Protection Areas which are in the manner recommended by the most recent joint land use study.
1. A Plan Amendment to amend the Comprehensive Master Plan of the City by establishing Comprehensive Land Use Categories in the Camp Bullis/Camp Stanley Extraterritorial Military Protection Areas, generally defined as the area of the City of San Antonio Extraterritorial Jurisdiction in Bexar County, Texas, within five miles of the boundary of Camp Bullis and Camp Stanley.
  2. A Plan Amendment to amend the Comprehensive Master Plan of the City by establishing Comprehensive Land Use Categories in the Lackland/Medina Annex Extraterritorial Military Protection Areas, generally defined as the area of the City of San Antonio Extraterritorial Jurisdiction in Bexar County, Texas, within five miles of the boundary of Lackland and Lackland Medina Training Annex.
  3. An amendment to the Interlocal Agreement with Bexar County relating to the provision of government services relating to the administration of the Extraterritorial Military Protection Areas. Staff recommends Approval. (John Osten, Sr. Planner, (210) 207-2187, john.osten@sanantonio.gov, Development Services Department)

**Other Items**

10.    [19-5185](#)    Discussion and possible action on canceling the July 10, 2019 Planning Commission.
11.    [19-5184](#)    Discussion and possible action on scheduling a special meeting of the Planning Commission.

**Approval of Minutes**

12.    [19-4990](#)    Consideration and Action on the Minutes from June 12, 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 esta-cionamiento. 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).**