

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services

Center

1901 South Alamo

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**Wednesday, August 14, 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 |

TBD, Councilmember | Erik Walsh, City Manager |

**1:30 P.M. - Work Session, Tobin Room. 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.     [19-5555](#)     170552: Request by Adam Smith and Mandy Pilgrim, for approval to replat a tract of land to establish A.S. Osceola Bluff Subdivision, generally located northwest of the intersection of Osceola Bluff and Darmondale Blvd. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
  
2.     [19-5504](#)     180038: Request by Brain Barron, Lennar Homes of Texas Land & Construction, LTD., for approval to replat and subdivide a tract of land to establish Silos Subdivision U-1A Subdivision, generally located southwest of the intersection of Highway 90 West and Masterson Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
  
3.     [19-5634](#)     180042: Request by James H. Japhet, Napa Oaks SA. LTD., for approval to replat and subdivide a tract of land to establish Napa Oaks, Unit-6B PUD Subdivision, generally located southeast of the intersection of Interstate Highway 10 and Napa Landing. Staff recommends Approval. (Richard Carrizales, Senior Planner, (210) 207-8050, Richard.Carrizales@sanantonio.gov, Development Services Department)
  
4.     [19-5552](#)     180303: Request by Chad Nugent, Ladera I, LLC, for approval to replat and subdivide a tract of land to establish Ladera, Unit-1D Enclave Subdivision, generally located northwest of the intersection of Briggs Ranch Road and State Highway 211. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
  
5.     [19-5501](#)     180366: Request by Lloyd T. Booth, IH-10 Partners, LTD., for approval to subdivide a tract of land to establish Ridge Creek, Unit-3 (PUD) Subdivision, generally located northwest of the intersection of Interstate Highway 10 West and Woodland Green Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)

6. [19-5699](#) 180410: Request by Brian Barron, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Waterwheel U-4B Collector Subdivision, generally located north of the intersection of Culebra Road and Geronimo Drive. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
  
7. [19-5773](#) 180412: Request by Brian Barron, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Waterwheel Unit 4A Subdivision, generally located north of the intersection of Culebra Road and Geronimo Drive. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
  
8. [19-5554](#) 180418: Request by Michael W. Moore, Perry Homes, LLC., for approval to replat and subdivide a tract of land to establish Westpointe East, Unit 33 Phase 9 Subdivision, generally located southeast of the intersection of Wiseman Boulevard and Elysan Trail Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
  
9. [19-5892](#) 180421: Request by Brian Barron, Lennar Homes of Texas Land & Construction, Ltd, for approval to replat and subdivide a tract of land to establish Paloma Subdivision Unit 10 Subdivision, generally located southeast of the intersection of Interstate 10 and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
10. [19-5901](#) 180422: Request by Brian Barron, Lennar Homes of Texas Land & Construction, Ltd, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 8A Subdivision, generally located southeast of the intersection of Interstate 10 and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

11. [19-5902](#) 180430: Request by Leslie, Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Valley Ranch Subdivision Unit 5B, generally located northwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
12. [19-5903](#) 180431: Request by Leslie, Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Valley Ranch Subdivision Unit 6A, generally located northwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
13. [19-5904](#) 180440: Request by Darren B. Casey, Rockport Family Partnership, Ltd, for approval to replat and subdivide a tract of land to establish Crosswinds Drainage Detention Subdivision, generally located northwest of the intersection of Interstate Highway 35 and Crosswinds Way. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
14. [19-5631](#) 180500: Request by Chad Nugent, Ladera I, LLC, for approval to subdivide a tract of land to establish Highpoint Unit 2B Subdivision, generally located northwest of the intersection of West Grosenbacher Road and State Highway 211. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
15. [19-5588](#) 180524: Request by Jorge C. Herrero, Soccer Central, LLC, for approval to subdivide a tract of land to establish Soccer Central – A Subdivision, generally located northeast of the intersection of Heath Road and Misty Cove. Staff recommends Approval. Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

16. [19-5551](#) 180581: Request by Dr. Brian T. Woods, Northside Independent School District, for approval to replat and subdivide a tract of land to establish Rancho Del Lago Elementary School Subdivision, generally located south of the intersection of Potranco Road and Arcadia Path Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
17. [19-5540](#) 180611: Request by Joe Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Fischer Tract Unit 3B Subdivision, generally located northeast of the intersection of Cibolo Vista Road and Evans Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
18. [19-5543](#) 180612: Request by John Brian, Authorized Agent for TF Cibolo Canyons, L.P., for approval to replat and subdivide a tract of land to establish Resort Parkway Extension-2 Enclave Subdivision, generally located northwest of the intersection of TPC Parkway and Evans Road. Staff recommends Approval. (Jose Garcia, Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
19. [19-5536](#) 18-900012: Request by Joe Hernandez, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Escondido North, Unit 4 Subdivision, generally located northwest of the intersection of Texas Palm Drive and Binz-Engleman Road. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
20. [19-5587](#) 18-900030: Request by John Brian, TF Cibolo Canyons, LP, for approval to replat and subdivide a tract of land to establish Campanas, Phase 7A/7C (Enclave) Subdivision, generally located northeast of the intersection of Evans Road and TPC Parkway. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)

21. [19-5633](#) 19-11800010: Request by Dr. Timothy Cleland, Seaside Reality, LP, for approval to replat a tract of land to establish Seaside Consolidation #1 Subdivision, generally located northeast of the intersection of Huebner Road and Floyd Curl Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
22. [19-5589](#) 19-11800019: Request by David J. Sanchez and Amy D., for approval to replat a tract of land to establish Sanchez Subdivision, generally located southwest of the intersection of Broadway Street and West Terra Alta Road. Staff recommends Approval. (Juanita Romero, Senior Planner, (210) 207-8264, Juanita.Romero@sanantonio.gov, Development Services Department)
23. [19-5690](#) 19-11800032: Request by J.L. “Joey” Guerra Jr., HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Horizon Pointe Subdivision, Unit 12B Subdivision, generally located northwest of the intersection of Sierra Sunset and Woodlake Parkway. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
24. [19-5472](#) 19-11800075: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Sienna, Phase 5 & 6 Subdivision, generally located north of the intersection of Redland Road and Portofino Way. Staff recommends Approval. (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services Department).
25. [19-5900](#) 19-11800205: Request by Charles H. Turner, SA Urban Homes, LLC, for approval to replat a tract of land to establish Parkside (IDZ) Replat Subdivision, generally located northwest of the intersection of Eisenhower Road and Chevy Chase Drive. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Variances**

26. [19-5941](#) Request by Mr. Chad Johannesen for approval of a tree preservation variance request from Unified Development Code 35-523 (h) which states “significant trees shall be preserved at eighty (80) percent preservation ... within both the 100-year floodplains and environmentally sensitive areas”, located 0.4 miles north of the intersection of Babcock Road and UTSA Boulevard in San Antonio, Texas (the “Property”). Staff recommends Approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments**

27. [19-5906](#) PLAN AMENDMENT CASE # PA-2019-11600034 (Council District 9): 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 1.924 acres out of CB 4865 and CB 4926, generally located in the southwest corner of Overlook Parkway and US Highway 281 North. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

**Approval of Minutes**

28. [19-5625](#) Consideration and Action on the Minutes from July 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 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).**