

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services

Center

1901 South Alamo

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**Wednesday, November 27, 2019**

**2:00 PM**

**1901 S. Alamo**

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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.

#### 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 | Vacant |  
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
- 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.     [19-8753](#)     180162: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Winterfell Subdivision Unit 2, generally located southwest of the intersection of Sunview Valley and Binz-Engleman Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
  
2.     [19-8751](#)     180167 Request by Noe Rangel, Agent, Post River Sundance Ltd. for approval to subdivide a tract of land to establish Sundance Ranch Unit 2A Subdivision, generally located west of the intersection of Toutant Beauregard Road and Scenic Loop Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
  
3.     [19-8405](#)     180465: Request by C. Dean Patrinely, 1 Riverwalk, LLC and Joseph B. Newton, Convent Ventures, LP., for approval to replat and subdivide a tract of land to establish One Riverwalk Subdivision, generally located at the intersection of N. St. Mary's Street and Convent Street. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
  
4.     [19-8374](#)     180582: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to replat and subdivide a tract of land to establish Harlach Farms Subdivision Unit 3, generally located northeast of the intersection of Grosenbacher Road and US Highway 90. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

5. [19-8730](#) 180610: Request by Leslie K. Ostrander, Authorized Agent for CHTEX of Texas, Inc, for approval to replat and subdivide a tract of land to establish Redbird Ranch, Unit 7F Subdivision, generally located northeast of Reeves Loop and Hollimon Parkway. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
6. [19-8750](#) 18-900014 Request by New Leaf Homes, LLC and HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Ackerman Gardens Unit 4 Subdivision, generally located northeast of the intersection of Woodlake Parkway and Interstate 10. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

#### **Comprehensive Master Plan Amendments**

7. [19-8774](#) (Continued from 11/13/19) PLAN AMENDMENT CASE PA-2019-11600076 (Council District 3): A request by Brown & Ortiz, representative, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Country Tier" and "Specialized Center" to "Specialized Center" on 234.07 acres out of CB 4006, generally located at the intersection of Martinez Losoya and Pleasanton Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700274) (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)
  
8. [19-8544](#) (Continued from 11/13/19) PLAN AMENDMENT CASE PA-2019-11600080 (Council District 2): A request by Drought, Drought & Bobbitt, LLP, 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 "Neighborhood Commercial" on the east 3.3 feet of the south 118 feet of Lot 11 and the south 118 feet of Lot 12, Block 6, NCB 1177, located at 2551 North Interstate 35. Staff recommends Denial. (Associated Zoning Case Z-2019-10700208) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

9. [19-8775](#) (Continued from 11/13/19) PLAN AMENDMENT CASE PA-2019-11600082 (Council District 2): A request by Cesar Sosa, representative, for approval of a Resolution to amend the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed Use" on the east 42-feet of the north 134.09-feet of Lot 8, Block 24, NCB 519, located at 334 Burseson Street. Staff recommends Approval. (Associated Zoning Case Z-2019-10700258) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

### Other Items

10. [19-5922](#) A request by the Parks and Recreation Department for approval of a resolution recommending the acceptance of a donation from the San Antonio Housing Authority of 0.728 acres of land to serve as a neighborhood park located at 723 Arthur Street in Council District 2. Staff recommends Approval. (Rocky Duque de Estrada, (210) 207-2873, [Rocky.Duquedeestrada@sanantonio.gov](mailto:Rocky.Duquedeestrada@sanantonio.gov), Parks and Recreation Department)
11. [19-8025](#) Public Hearing and consideration of a resolution recommending the approval of the proposed annexation of approximately 2,194.3 acres of land which are contiguous to the city limits and located within the City of San Antonio (City)'s Extraterritorial Jurisdiction (ETJ) in south Bexar County. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, Planning Department, [Clinton.Eliason@sanantonio.gov](mailto:Clinton.Eliason@sanantonio.gov), 210-207-0268).
12. [19-8773](#) Public hearing and consideration of the release of 1,019.6 acres of land from the City of San Antonio's Extraterritorial Jurisdiction at the request of Red Bird Legacy Ranch, LP. The subject property traverses the west Bexar County and east Medina County limits. (Rudy Nino, Assistant Director, Planning Department, 210-207-8389, [rninojr@sanantonio.gov](mailto:rninojr@sanantonio.gov))

### Approval of Minutes

13. [19-8703](#) Consideration and Action on the Minutes from November 13, 2019.

**Director's Report: Status of Planning Commission Appointments.****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) 207-6310. 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).**