

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services

Center

1901 South Alamo

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**Wednesday, May 27, 2020**

**2:00 PM**

**Videoconference**

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**Livestream: [www.sanantonio.gov/DSD/Boards/MeetingVideos](http://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](http://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. We 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 May 26, at 9 am to give time for translation. We will not accept comments or sign ups after this time. After the meeting is convened, the Planning Commission shall consider the following items no sooner than the designated times, but may consider them at a later time.

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.     [20-3071](#)     180492: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Langdon-Unit 2 Subdivision, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
  
2.     [20-3268](#)     180509: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch Unit 3B, Enclave, generally located northeast of Culebra Road and Ranch View West. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
3.     [20-3278](#)     180513: Request by Fred Ghavidel, Ovaro Inestements, LLC, for approval to subdivide a tract of land to establish Comanche Ridge, Unit 3 Subdivision, generally located southeast of the intersection of Nacogdoches Road and Topperwein Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
  
4.     [20-3146](#)     180560: Request by Matthew D. Miller, Quiktrip Corporation, for approval to subdivide a tract of land to establish QT 4062 Addition Subdivision, generally located at the intersection of Texas State Highway 151 and West Military Drive. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

5.     [20-3172](#)     18-900021: Request by Lloyd A. Denton Jr, LFV Properties, LTD., for approval to replat and subdivide a tract of land to establish Kinder Northeast, Unit-11 (PUD) Subdivision, generally located northwest of the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
  
6.     [20-3317](#)     18-900109: Request by Chad Johannesen, Casina Creek Homes, LLC, for approval to subdivide a tract of land to establish Babcock Terrace Subdivision, generally located northwest of the intersection of Babcock Road and University Row. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
  
7.     [20-3223](#)     18-900127: Request by Felipe Gonzalez, Pulte Homes of Texas, LP, for approval to replat and subdivide a tract of land to establish Cielo Ranch Subdivision Unit 8, generally located northwest of the intersection of Old Paseo Way and Ralph Fair Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
8.     [20-3310](#)     19-11800201: Request by Lloyd A. Denton. Jr., Bass Bulverde Commercial, LTD and Alan Bass, Bass Properties, L.P., for approval to replat and subdivide a tract of land to establish Bass Bulverde Commercial Subdivision, generally located northwest of the intersection of U.S. Highway 281 and Bulverde Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
  
9.     [20-3171](#)     19-11800242: Request by Robert Broll, for approval to replat a tract of land to establish Howard Crossing Townhome Subdivision, PUD, generally located west of the intersection of Howard Street and Agnes Street. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

10. [20-3315](#) 19-11800330: Request by Lloyd A. Denton, Jr., Quarry Heights Villas, LTD, for approval to replat a tract of land to establish Quarry Heights Villas Lot 121 (PUD) Subdivision, generally located northwest of the intersection of Forestshire and Bass Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
11. [20-3312](#) 19-11800412: Request by John Brian, TF Cibolo Canyons, LP, for approval to replat and subdivide a tract of land to establish Campanas, Phase 7B (Enclave) Subdivision, generally located northwest of the intersection of TPC Parkway and Evans Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

#### **Variances**

12. [20-3313](#) TPV 20-014: Request by L.H. Bell Landscape Architect, 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 10138 Culebra Rd. Staff recommends approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department) (Jacob Sanchez (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services Department)

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

13. [20-3289](#) PLAN AMENDMENT CASE PA-2020-1160014 (Council District 1): A request by Vickrey & Associates, Inc., representative, for approval of a Resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from “Mixed Use” to “High Density Residential” on 2.022 acres out of NCB 11880, located at 538 Everest Street. Staff recommends Approval. (Associated Zoning Case Z-2020-10700059) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services)

14. [20-3304](#) PLAN AMENDMENT CASE PA-2020-11600023 (Council District 2): A request by Patrick Christensen, representative, for approval of a Resolution to amend the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Industrial” and “Regional Commercial” to “Medium Density Residential” on 19.017 acres and "Low Density Residential" on 27.608 acres, a total of 46.625 acres out of NCB 16569, generally located in the 9400 block of Green Road. Staff recommends Approval. (Associated Zoning Case Z2020-10700077) (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

#### Other Items

15. [20-3280](#) S.P. 2169 - Resolution recommending the closure, vacation and abandonment of an improved portion of L Street Public Right-of-Way and an unimproved alley public right-of-way within New City Block 132 located in Council District 1 as requested by Camaron Development, LTD., for a fee of \$86,160.00, to be deposited into the General Fund. Staff recommends approval. (Cynthia Cantú, (210) 207-4024, Cynthia.Cantu@sanantonio.gov, Public Works Department)
16. [20-3282](#) S.P. 2195 - Resolution recommending the closure, vacation and abandonment of an unimproved 15-foot wide alley Public Right-of-Way located between Callaghan Road and Horizon Drive in City Council District 7, as requested by Archbishop Gustavo Garcia-Siller and His Successors in Office, for a fee of \$9,633.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)

#### Approval of Minutes

17. [20-3314](#) Consideration and Action on the Minutes from May 13, 2020.

#### 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) 207-0121. 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- 0121. Esto es un servicio gratis.

ACCESSIBILITY STATEMENT - 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 - 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).