

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, June 10, 2020

2:00 PM

Videoconference

Livestream: 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. 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 June 9th, at 9 am to give time for translation.

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. [20-3553](#) 180383: Request by James H. Japhet, NAPA Oaks SA, Ltd. for approval to subdivide a tract of land to establish NAPA Oaks, Unit-7 PUD Subdivision, generally located southeast of the intersection of Monterey Falls and Versant Hills. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

2. [20-3530](#) 180403: Request by Jay Patterson, Southerland Canyons II, LLC and Patrick and Amy L. McGrath, for approval to replat and subdivide a tract of land to establish McGrath Subdivision PUD Subdivision, generally located northwest of the intersection of Doherty Spring and Remington Park. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

3. [20-3524](#) 180530: Request by Rudy Munoz, Century Land Holdings II, LLC, for approval to replat and subdivide a tract of land to establish Millican Grove Phase 1, Unit 2 Subdivision, generally located southeast of the intersection of Brigadier Drive and Airmen Drive. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

4. [20-3568](#) 180534: Request by Joseph Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Palo Alto Unit 3 Subdivision, generally located southwest of the intersection of Loop 410 and Highway 16. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

5. [20-3372](#) 18-900102: Request by Darren B. Casey, C-5 Holdings, LLC and Taso Property Owners LTD., for approval to replat and subdivide a tract of land to establish Tacara Stone Oak VI Subdivision, generally located northwest of the intersection of Stone Oak Parkway and U.S. Highway 281. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
6. [20-3574](#) 19-11800282: Request by Blake Honigblum, Riverbend Ronesa, LP, for approval to subdivide a tract of land to establish Riverbend Ranch-Unit 1 Subdivision, generally located southwest of the intersection of IH-37 and Donop Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
7. [20-3533](#) 19-11800002: Request by Brian Barron, Lennar Homes of Texas Land & Construction, Ltd., for approval to replat and subdivide a tract of land to establish Avila Subdivision, generally located southeast of the intersection of Woodlake Parkway and Seguin Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
8. [20-3476](#) 19-11800027: Request by Matthew Long, Cayetano Development, LLC, for approval to subdivide a tract of land to establish Rancho Escondido Subdivision, generally located southeast of the intersection of Beck Road and U.S. Highway 87. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
9. [20-3570](#) 19-11800063: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Westlakes Collector Phase 3 Subdivision, generally located southwest of the intersection of Balmorhea and Stillhouse Hollow. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

10. [20-3529](#) 19-11800089: Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Southton Meadows Subdivision Unit 5, generally located southeast of the intersection of Henze Road and Southton Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
11. [20-3554](#) 19-11800097: Request by CW-BSLB, LLC, for approval to replat and subdivide a tract of land to establish Blue Skies Unit 1 Subdivision, generally located northwest of the intersection of WT Montgomery and US Highway 90 West. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
12. [20-3512](#) 19-11800255: Request by Brian Barron, Lennar Homes of Texas Land & Construction, Ltd., for approval to subdivide a tract of land to establish Rosillo Creek North Sub, Unit-1 Subdivision, generally located northwest of the intersection of St. Hedwig Road and N. Foster Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
13. [20-3572](#) 19-11800256: Request by Steve Braha, SLF IV- Culebra 1604 Investors, JV, L.P., for approval to subdivide a tract of land to establish Culebra Commons Phase III Commercial Subdivision, generally located northeast of the intersection of Culebra Road and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
14. [20-3425](#) 19-11800518: Request by Fernando Reyes, Reyes Properties, LTD., for approval to subdivide a tract of land to establish Reyes Properties Subdivision, generally located Southwest of the intersection of Watson Road and Applewhite Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

15. [20-3555](#) 20-11800020: Request by Eyal Avnon, Rialto Homes, LP, for approval to replat and subdivide a tract of land to establish Creekside Court Replat, PUD Subdivision, generally located north of the intersection of Vance Jackson and Callaghan Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

16. [20-3606](#) PLAN AMENDMENT CASE PA-2020-11600013 (Council District 9): A request by Vickery and Associates Inc, representative, for approval of a Resolution to amend the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Business Park" to "High Density Residential" on 1.973 acres out of NCB 12059, generally located in the 12000 block of San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700054) (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)
17. [20-3604](#) PLAN AMENDMENT CASE PA-2020-11600025 (Council District 4): A request by Brown & Ortiz, representative, for approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness Tier" to "Suburban Tier" on Lot P-2 and Lot P-5, NCB 11295; Lot P-3 and Lot P-5, NCB 17364; and Lot P-105, NCB 11298, generally located in the 9300 block of Interstate 35 South and the 9400 block of Somerset Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700105) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
18. [20-3556](#) PLAN AMENDMENT CASE PA-2020-11600026 (Council District 7): A request by Killen, Griffin & Farrimond, PLLC, representative, 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 classification from "General Urban Tier" to "Regional Center" on Lot 1, Block 4, NCB 14880, located at 5830 Bandera Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700119) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

Other Items

19. [20-3563](#) S.P. 2245 - Resolution recommending the closure, vacation and abandonment of an unimproved portion Woodruff Avenue Public Right-of-Way located between New City Blocks 10934, 10979, and 12807 in Council District 3 as requested by Neighborhood & Housing Services Department. Staff recommends approval. (Cynthia Cantú, (210) 207-4024, Cynthia.Cantu@sanantonio.gov, Public Works Department)

Approval of Minutes

20. [20-3531](#) Consideration and Action on the Minutes from May 27, 2020.

Adjournment