

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services

Center

1901 South Alamo

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**Wednesday, June 24, 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 June 23, at 9 am to give time for translation.

**1:30 p.m. - Work Session - Briefing on the applications for vacant and expiring seats on the Planning Commission Technical Advisory Committee. 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.     [20-3688](#)     18-900032: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Sterling Ridge, Unit 3, 4 & 7 Enclave Subdivision, generally located west of the intersection of West Borgfeld Drive and Sterling Way. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
  
2.     [20-3752](#)     19-11800042: Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Redbird Ranch Unit 7G Subdivision, generally located northeast of the intersection of Potranco Road and Hollimon Parkway. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
  
3.     [20-3788](#)     19-11800086: Request by Lloyd A. Denton, Jr., Cantera Hills Development, LTD, for approval to subdivide a tract of land to establish Cantera Hills, Unit-2 (Enclave) Subdivision, generally located southwest of Scenic Loop Road and Ivory Canyon. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
  
4.     [20-3789](#)     19-11800121: Request by Blake Harrington, Ashton San Antonio Residential, LLC, for approval to replat and subdivide a tract of land to establish Cielo Ranch Subd, Unit 6 & 9 Subdivision, generally located northwest of the intersection of Ralph Fair Road and Old Paseo Way. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
  
5.     [20-3689](#)     19-11800411: Request by Trey Marsh, Talley Road, Ltd, for approval to subdivide a tract of land to establish Old Talley, Unit 1 Subdivision, generally located southwest of the intersection of Talley Road and Old FM 471 West. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

6. [20-3820](#) 20-11800130: Request by Harry Hausman, Vintage Oaks, LLC, for approval to replat and subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 6B, generally located southwest of the intersection of Omicron Drive and Lambda Drive. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
7. [20-3743](#) 20-11800133: Request by Jaime Rodriguez, Rainbow Wish, LLC., for approval to subdivide a tract of land to establish Hunters Pond Phase 7 Subdivision, generally located Southwest of the intersection of Loop 410 and Zarzamora Road. Staff recommends Approval. (Xiaoyu Hu, Planner, (210) 207-7980, Xiaoyu.Hu@sanantonio.gov, Development Services Department).

#### **Variances**

8. [20-3881](#) FPV #20-001; FPDP #2020422- Ft. Sam New Roadway Capital Project (2017 Bond) Request by Public Works for approval of a variance request associated with Floodplain Development Permit (FPDP) #2020422 for a new roadway to be constructed on a portion of John James Park that is inundated by the FEMA floodplain. Staff recommends approval. (Jacob Powell, (210) 207-0176, Jacob.Powell@sanantonio.gov, Public Works Department).

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

9. [20-3792](#) PLAN AMENDMENT CASE PA-2020-11600022 (Council District 3): A request by Brown & Ortiz, representative, for approval of a Resolution to amend the Brooks Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agricultural" to "Urban Mixed Use" on 119.3 acres out of NCB 10847 and NCB 10879, located at 4226 Southeast Military Drive. Staff recommends Approval. (Associated Zoning Case Z-2020-10700097) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

10. [20-3612](#) PLAN AMENDMENT CASE PA-2020-11600030 (Council District 9): A request by Brown & Ortiz, P.C., 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 use from "Parks and Open Space" to "Community Commercial" on 1.812 acres out of NCB 16816, located at 12590 West Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-11600127) (Victoria Castro, Planner, Victoria.Castro@sanantonio.gov, Development Services)
11. [20-3786](#) PLAN AMENDMENT CASE PA-2020-11600032 (Council District 10): A request by Patrick Christensen, representative, for approval of a Resolution to amend the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Neighborhood Commercial" to "Medium Density Mixed Use" on Lots 29-32, NCB 11876, located at 1841 Flamingo Drive. Staff recommends Approval. (Associated Zoning Case Z-2020-10700011) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

**Approval of Minutes**

12. [20-3784](#) Consideration and Action on the Minutes from June 10, 2020.

**Adjournment**