

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, August 12, 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 | VACANT |

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, but cannot guarantee a specific time after 2 pm. Once you join the call, you will be given two minutes to provide your comments.

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.

Planned Unit Development

1. [20-4618](#) 180521: Request by Dana Green, Green Land Ventures, Ltd., for approval to subdivide a tract of land to establish River Ranch Unit V, PUD Subdivision, generally located northwest of the intersection of Boerne Stage Road and Interstate Highway 10. Staff recommends

Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

2. [20-4034](#) 20-11700001: Request by Antonio Brunet, R/A Dominion Development Properties, LLC, for approval a Planned Unit Development Major Amendment to establish Dominion Heights Subdivision Phase 1A Subdivision, generally located southwest of the intersection of Brenthurst Lane and Dominion Drive. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

Plats

3. [20-4610](#) 18-900034: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Copper Canyon Unit 5 Subdivision, generally located southeast of the intersection of FM 1863 and US Highway 281. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
4. [20-4339](#) 18-900038: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Solana Ridge Subdivision Unit 16 Subdivision, generally located northwest of the intersection of Southwest Loop 410 and Old Pearsall Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
5. [20-4457](#) 18-900105: Request by Leslie Ostrander, Continental Homes of Texas, L.P. and Blake Yantis, SA Given To Fly, LLC., for approval to subdivide a tract of land to establish Stoney Creek Subdivision, Unit 3, generally located northwest of the intersection of Hwy 90 and Grosenbacher Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
6. [20-4447](#) 19-11800028: Request by Laddie Denton, Southton Partners, LLC., for approval to subdivide a tract of land to establish Southton Lake Subdivision, generally located northwest of the intersection of IH-37 and Southton Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services

Department).

7. [20-4609](#) 19-11800048: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to replat and subdivide a tract of land to establish Solana Ridge Unit 17 & 18 Subdivision, generally located southwest of the intersection of I.H. Loop 410 and Ray Ellison Boulevard. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
8. [20-4466](#) 19-11800076: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch – Unit 17 Subdivision, generally located north of the intersection of Culebra Road and Ranch View East. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
9. [20-4410](#) 19-11800338: Request by Lloyd Denton Jr., Rogers/Bitterblue 281 LTD., for approval to subdivide a tract of land to establish Canyon Pass Apartments Subdivision, generally located southwest of the intersection of Overlook Parkway and US Highway 281. Staff recommends Approval. (Xiaoyu Hu, Planner, (210) 207-7980, Xiaoyu.Hu@sanantonio.gov, Development Services Department)
10. [20-4419](#) 19-11800423: Request by John Maberry, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Applewood, Unit 1 Subdivision, generally located northwest of the intersection of Southwest Loop 1604 and FM 143. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)
11. [20-4595](#) 19-11800460: Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Riverstone Unit C1 Subdivision, generally located northwest of the intersection of Talley Road and Galm Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
12. [20-4467](#) 19-11800461: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Frio River Run Phase 1 Subdivision, generally located northwest of the intersection of Talley Road and Galm Road. Staff recommends Approval. (Joyce

Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

13. [20-4596](#) 19-11800462: Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Riverstone Unit D1 Subdivision, generally located northwest of the intersection of Talley Road and Galm Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

Time Extension

14. [20-4429](#) PLAT-TIMEEXT-20-12000008: Request by Leo Gomez, Brooks Development Authority, for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC) for Plat # 160399 - BCB - Louis Bauer - Phase 1, generally located west of the intersection of South New Braunfels and Research Plaza. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

Certificates of Determination

15. [20-4273](#) A request by Ricardo D. Renteria to appeal the staff denial of a Certificate of Determination UDC 35-430 (c) Plat Exception request for a proposed single-family residence, located at 17030 Shady Falls. Staff recommends Denial. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

Variances

16. [20-4675](#) TPV- 20-036 Tree Preservation Variance for Loop 410 - Lot 8
SUMMARY: Request by David Parkerson, PE - Kavanaugh Consulting, LLC 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", generally located off 6813 NW Loop 410. 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)

17. [20-4302](#) FPV# 20-002 Floodplain Variance: Request by the City of San Antonio Public Works Department's Project Delivery Division for approval of a variance request associated with a Floodplain Development Permit (FPDP) #2020324 for the construction of an elevated home at 922 NW 36th Street within the Zarzamora Creek floodplain. Staff recommends Approval. [Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, jacob.powell@sanantonio.gov, PWD Department]
18. [20-4303](#) FPV- 20-003 Floodplain Variance: Request by SA BigHausLand, LLC for approval of a variance request associated with a LAND-PLAT-20-11800047 and Floodplain Development Permit (FPDP) #2020479 to increase the 100-year floodplain water surface elevation by more than 0.5 feet (6"). Staff recommends Approval. [Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, jacob.powell@sanantonio.gov, PWD Department]
19. [20-4701](#) FPV# 20-004 Floodplain Variance: Request by Brown & Ortiz, PC for approval of a variance request associated with AP# 2148830 and Floodplain Development Permit (FPDP) #2020541 to allow flooding depths greater than 6" in a parking lot. Staff recommends Approval. [Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, jacob.powell@sanantonio.gov, PWD Department]

Comprehensive Master Plan Amendments

20. [20-4271](#) (Continued from 07/08/2020): PLAN AMENDMENT CASE PA-2020-11600028 (Council District 2): A request by Matthew Badders, 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 "Mixed Use" on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters. Staff recommends Approval. (Associated Zoning Case Z-2020-10700113) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
21. [20-4058](#) PLAN AMENDMENT CASE PA-2020-11600033 (Council District 3): A request by Nicholas Harris, representative, for approval of a Resolution to amend the Eastern Triangle Community Plan, a

component of the Comprehensive Master Plan for the City, by changing the future land use from "Low Density Residential" to "Community Commercial" on Lot P-10 and P-11, NCB 10777, located at 4619 Sinclair Road. Staff recommends Denial. (Associated Zoning Case Z-2020-10700142) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

22. [20-4352](#) PLAN AMENDMENT CASE PA-2020-11600042 (Council District 1): A request by Xiaohuan Huang, property owner, for approval of a Resolution to amend the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on Lot 14, Block 159, NCB 8817, located 1815 Thorain Boulevard. Staff recommends Approval. (Associated Zoning Case Z-2020-10700140) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
23. [20-4354](#) PLAN AMENDMENT CASE PA-2020-11600043 (Council District 8): A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on Lot P-38E and Lot P-38F, NCB 18333, located at 20865 West Interstate 10. Staff recommends Approval. (Associated Zoning Case Z-2020-10700159) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
24. [20-4356](#) PLAN AMENDMENT CASE PA-2020-11600044 (Council District 4): A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on 18.042 acres out of CB 4295 and CB 4301, generally located in the 13000 block of Watson Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700161) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
25. [20-4365](#) PLAN AMENDMENT CASE PA-2020-11600046 (Council District 4): A request by Brown & Ortiz, P.C., 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 from "Civic Center" to "Regional Center" on 2.178 acres out of NCB 13659, located at 8019 Interstate 35 South. Staff recommends Denial, with Alternate Recommendation. (Associated Zoning Case Z-2020-10700166) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

26. [20-4364](#) PLAN AMENDMENT CASE PA-2020-11600047 (Council District 2): A request by Killen, Griffin & Farrimond, PLLC, 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 from "Low Density Residential" to "High Density Residential" on 7.899 acres out of NCB 17983, generally located in the 4000 block of Woodlake Parkway. Staff recommends Approval. (Associated Zoning Case 2020-10700167) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
27. [20-4480](#) PLAN AMENDMENT CASE PA-2020-11600048 (Council District 1): A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the Midtown Area Regional Center, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Light Industrial" to "Business/Innovation Mixed-Use" on 0.1458 acres out of Block 1, NCB 6615, located at 102 Jon Ann. Staff recommends Approval. (Associated Zoning Case Z-2020-10700170) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

Other Items

28. [20-4477](#) A request by the Parks and Recreation Department for approval of a resolution recommending the execution of an interlocal agreement with the Northside Independent School District for the disposition of 0.47 acres containing Meadowcliff Community Center and acceptance of 4.231 acres of property located in the floodplain adjacent to Timberwilde Elementary School to serve as part of the Culebra Tributary Greenway located in Council District 6. Staff recommends Approval. (Sandy Jenkins, Park Projects Manager, (210) 207-2721, Sandy.Jenkins@sanantonio.gov, Parks and Recreation Department)

Approval of Minutes

29. [20-4476](#) Consideration and Action on the Minutes from July 22, 2020.

Adjournment