

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services

Center

1901 South Alamo

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**Wednesday, August 26, 2020**

**2:00 PM**

**Video Conference**

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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 | 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](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, but cannot guarantee a specific time after 2 pm. 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, August 25th, at 10 am to give time for translation.

**1:30 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.*

**Other Items**

1. [20-5017](#) Public hearing, briefing and consideration of the City of San Antonio's FY 2021 Proposed Annual Operating and Capital Budget. (Presented by Zachary Kuentz, Assistant Director for the Office of Management and Budget and Razi Hosseini, Director of Public Works.)

**Plats**

2. [20-4957](#) 180546: Request by Carlos Madrid Jr., Caredo, LLC., for approval to replat a tract of land to establish St. George Court Subdivision, generally located northeast of the intersection of Ceralvo Street and Barclay Street. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
3. [20-4909](#) 180598: Request by Claudia Villegas, Zarco Commercial, LLC, for approval to replat a tract of land to establish Dominion Oaks Subdivision, generally located at the intersection of Stonewall Parkway and Stonewall Hill. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
4. [20-4790](#) 19-11800025: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch, Unit 5, generally located northwest of the intersection of IH-10 and Ralph Fair Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

5. [20-4594](#) 19-11800084: Request by John Brian, TF Cibolo Canyons, LP, for approval to subdivide a tract of land to establish Cibolo Canyons Parcel B (Enclave) Subdivision, generally located northeast of the intersection of TPC Parkway and East Evans Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
6. [20-4736](#) 19-11800315: Request by Gordon V. Hartman, Velma Development, LLC., for approval to replat and subdivide a tract of land to establish Willow View Unit 1 Subdivision, generally located northwest of the intersection of North Graytown Road and Boenig Drive. Staff recommends Approval. (Xiaoyu Hu, Planner, (210) 207-7980, Xiaoyu.Hu@sanantonio.gov, Development Services Department).
7. [20-4801](#) 19-11800325: Request by Ahmad Zaky Qasimyar, Nu Urban, for approval to replat a tract of land to establish 15 Nineteen IDZ Subdivision, generally located west of the intersection of East Sandalwood Lane and Everest Avenue. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
8. [20-4703](#) 19-11800384: Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to replat and subdivide a tract of land to establish Silos Subdivision Unit 4 Subdivision, generally located southwest of the intersection of Masterson Road and U.S. Highway 90 West. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
9. [20-4949](#) 19-11800446: Request by Lloyd A. Denton Jr., Rogers/Bitterblue 281, Ltd., for approval to subdivide a tract of land to establish Overlook Parkway & 281 Commercial Subdivision, generally located southwest of the intersection of U.S. Highway 281 and Overlook Parkway. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

10. [20-4763](#) 19-11800469: Request by Ramanatha R. Yellaturu, Springs SA LLC, for approval to replat and subdivide a tract of land to establish Blue Ridge Ranch 1A Subdivision, generally located east of the intersection of Sulpher Springs Road and Northeast Loop 410. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)
11. [20-4953](#) 19-11800494: Request by Gordon V. Hartman, Velma Development, LLC, for approval to subdivide a tract of land to establish Willow View Unit 2 Subdivision, generally located northeast of the intersection of Boenig Drive and North Graytown Road. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

#### Time Extension

12. [20-4963](#) PLAT-TIMEEXT-20-12000009: Request by George Field, Cumberland 211, Ltd., 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 # 160013 - Stevens Ranch POD 26A1, generally located east of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

#### Variances

13. [20-4674](#) TPV 20-015 SUMMARY: Request by Mr. Robert Copeland 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." Staff recommends approval. (Mark Bird, (210) 207-0278, Mark.Bird@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments**

14. [20-4901](#) PLAN AMENDMENT CASE PA-2020-11600050 (Council District 2):  
A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” and “High Density Mixed Use” to "High Density Residential" on 15.082 acres out of NCB 10615, generally located at 439 SE Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2020-10700177) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

**Approval of Minutes**

15. [20-4956](#) Consideration and Action on the Minutes from August 12, 2020.

**Adjournment**