

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, October 14, 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 or drop off a written statement at 1901 S Alamo by 10 AM the day of the meeting. Please include your full name, home or work address, item # and / or address of the request. Written comments will be part of the official written record only.
2. Leave a voice message of a maximum two minutes by dialing 210-206-(PLNG) 7564 by 10am the day of the meeting. 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.
3. 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 request to make comments during the meeting live must be received by Tuesday, October 13th, at 10 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. [20-5997](#) 19-11800107: Request by R.W. McDonald, ROP Retail 1, LLC and ROP Retail 2, LLC and R.W. McDonald, Agent, Ranch on Potranco, LLC, for approval to subdivide a tract of land to establish Potranco Road Retail Subdivision, generally located southeast of the intersection of Potranco Road and Stevens Parkway. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

2. [20-6044](#) 19-11800435: Request by Felipe Gonzalez, Pulte Homes, for approval to subdivide a tract of land to establish Graytown Tract, Unit 1 Subdivision, generally located northwest of the intersection of East Loop 1604 North and North Graytown Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

3. [20-6039](#) 19-11800506: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Frio River Run Phase II 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).

4. [20-6040](#) 19-11800507: Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Riverstone Unit-C2 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).

5. [20-6041](#) 19-11800524: Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Riverstone Unit-D2 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).

6. [20-5811](#) 19-11800525: Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Blanco River Run Subdivision, generally located northwest of the intersection of Galm Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
7. [20-6035](#) 19-11800527: Request by Leslie K. Ostrander, Continental Homes of Texas L.P., for approval to subdivide a tract of land to establish Riverstone Unit D3 Phase II Subdivision, generally located northwest of the intersection of Talley Road and Galm Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
8. [20-5792](#) 19-11800532: Request by Carlo R. Hershberger, IDEA Public School, for approval to subdivide a tract of land to establish IDEA – Topaz, generally located southeast of the intersection of Kriewald Road and Pue Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
9. [20-6036](#) 20-11800096: Request by Charles Turner (Agent), K/T TX Holdings, LLC & T/A Apartments Inc., for approval to subdivide a tract of land to establish City Center II (IDZ) Subdivision, generally located southeast of the intersection of Center Street and North Cherry Street. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

Alternative Pedestrian Plan

10. [20-6000](#) 20-11700004: Request by John Maberry, Forestar (USA) Real Estate Group, Inc., for approval of an Alternative Pedestrian Plan for Stolte Ranch Subdivision, generally located southwest of Talley Road and Elm Forrest. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

Vacate

11. [20-5758](#) 20-13100003: Request by Gerardo Ituarte Hesles (Agent), 3i Ideas, Innovation & Investments LLC, for approval to vacate a tract of land known as The Canyons at Scenic Loop Unit 6B (Plat no. 170187), generally located northeast of the intersection of Linwood Ridge and Homestead Mesa. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

Time Extension

12. [20-5998](#) PLAT-TIMEEXT-20-12000010: Request by Porter Loring III, PortyInn II, 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 # 170447 – West Creek, Phase 1, generally located northeast of West Military Drive and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Variances

13. [20-5699](#) TPV 20-050: Request by Mr. Joseph Ortega for approval of a tree preservation variance request from Unified Development Code Section 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”, located along Leon Creek between Hwy 151 and Hwy 90. Staff recommends Approval. (Herminio Griego, (210) 207 - 6042, herminio.griego@sanantonio.gov, Development Services Department)
14. [20-6057](#) TPV 20-058: Request by Mr. Jon Robinson 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 at the Southwest corner of Elm Forest and Talley Road. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Other Items

15. [20-5996](#) Disposition of remnant property owned by the Urban Renewal Agency dba Office of Urban Redevelopment San Antonio (OUR SA): A Resolution authorizing a request for City Council to approve the sell and conveyance of a vacant OUR SA property: 247 G Street, described as NCB 1556, Block 13, Lot East 33.33 Feet of 24; in Council District 2. Staff recommends Approval. (Scott Price, Real Estate Manager, (210) 207-6357, Scott.Price@sanantonio.gov, Development Services Department)
16. [20-6061](#) Consideration of a Resolution to reschedule the Planning Commission meetings of November 11, 2020, November 25, 2020, December 9, 2020, and December 23, 2020. Staff recommends Approval. (Logan Sparrow, Development Services Manager, Development Services Department, Logan.Sparrow@sanantonio.gov (210) 207-8691)

Approval of Minutes

17. [20-5981](#) Consideration and Action on the Minutes from September 23, 2020.

Adjournment