

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, February 10, 2021

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.**

At any time during the meeting, the Planning Commission may meet in executive session for consultation with the City Attorney's Office concerning attorney-client matters under Chapter 551 of the Texas Government Code.

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

Connie Gonzalez, Madam Chair |
George Peck, Vice Chair | Matthew Proffitt, Pro-Tem |
Michael Garcia Jr. | Meredith Siegel | John Jackson | Julia Carrillo |
Christopher Garcia | Samer Dessouky |

Ex-Officio Members

John Bustamante, Chair Zoning Commission | Donald Oroian, 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, January 26, at 10 am to give time for translation.

1:30 p.m. - Work Session -

Briefing and discussion regarding a request for the City's consent to the creation of a Fresh Water Supply District and subsequent conversion to a Water Control Improvement District. Presented by the Planning Department.

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:

Plats

1. [21-1431](#) 19-11800154: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD. for approval to subdivide a tract of land to establish Waterwheel Subdivision Unit 7, generally located north of the intersection of Culebra Road and Windgate Parkway. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
2. [21-1427](#) 19-11800376: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD. for approval to replat and subdivide a tract of land to establish Waterwheel Subdivision Unit 4C, generally located north of the intersection of Culebra Road and Windgate Parkway. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
3. [21-1542](#) 19-11800395: Request by Paul Kuo, HK Real Estate Development LLC., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision Unit 1, generally located northwest of the intersection of Abbott Road and FM 1518. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
4. [21-1543](#) 19-11800396: Request by Paul Kuo, HK Real Estate Development LLC., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision Unit 1, generally located northwest of the intersection of Abbott Road and FM 1518. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
5. [21-1545](#) 19-11800465: Request by Louis Trapolino, Applewhite Meadows, LTD., for approval to subdivide a tract of land to establish Applewhite Meadows Unit 1 Subdivision, generally located southeast of the intersection of Loop 410 and State Highway 16. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

6. [21-1446](#) 19-11800521: Request by Felipe Gonzalez, Centex Homes; Felipe Gonzalez, Pulte Homes of Texas, L.P.; Felipe Gonzalez (agent), Davis McCrary Property Trust; and Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Subd. Unit A, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
7. [21-1519](#) 19-11800529: Request by Felipe Gonzalez, Pulte Homes and Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Subd., Unit 2 Subdivision, generally located northwest of the intersection of Swayback Ranch and Galm Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
8. [21-1272](#) 19-11800551: Request by Todd Burek, Key Rub Assets, LLC and John Brian, TF Cibolo Canyons LP, for approval to subdivide a tract of land to establish Cibolo Canyons VIP 2 Subdivision, generally located northeast of the intersection of Evans Road and U.S. Highway 281 North. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
9. [21-1270](#) 20-11800009: Request by Martin Rico, Gramercy Village, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Unit 7A Subdivision, generally located southeast of the intersection of Culebra Road and Old FM 471. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
10. [21-1275](#) 20-11800092: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Southton Meadows Unit 10 Subdivision, generally located southwest of the intersection of Interstate 37 and Southton. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

11. [21-1517](#) 20-11800156: Request by David Brodbeck, KB Home Lone Star Inc., for approval to replat and subdivide a tract of land to establish Escondido North, Unit-8 Subdivision, generally located north of the intersection of Texas Palm Drive and Binz-Engleman Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
12. [21-1518](#) 20-11800021: Request by Edward L. Sherfey III, VPH Properties, Ltd., for approval to subdivide a tract of land to establish Vista Point Heights Phase II Subdivision, generally located east of the intersection of Ray Ellison Boulevard and Old Pearsall Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
13. [21-1449](#) 20-11800221: Request by Chesley I. Swann III, Milestone Grosenbacher Development LTD., for approval to subdivide a tract of land to establish Olson Subdivision Unit 7A, generally located west of the intersection of Marbach Road and Camp Light Way. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

Variances

14. [21-1440](#) TPV 21-020: Request by Mr. Mark V Padilla - MP Studio, 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”, general located off 5503 S. Presa St. 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)

15. [21-1244](#) TPV 21-033: Request by Mr. Javier Castello, P.E., 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”, general located off Swayback Ranch and Dusty Boots Road. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

16. [21-1524](#) PLAN AMENDMENT PA-2020-11600078 (Council District 1): A request by Jay Loudon, representative, for approval of a Resolution to amend the Midtown Regional Center, a component of the Comprehensive Master Plan of the City, by changing the future land use “Neighborhood Mixed Use” to “Urban Mixed Use” on Lot 11 and Lot 12, Block 6, NCB 1726, located at 220 and 224 East Courtland Place. Staff recommends Denial.(Associated Zoning Case Z-2020-10700295) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
17. [21-1383](#) PLAN AMENDMENT PA-2020-11600081 (Council District 10): A request by Buck Benson, 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 “Suburban Tier” to “Specialized Center” on 112.35 acres out of NCB 16588, generally located in the 16900 block of Nacogdoches Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700278) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
18. [21-1525](#) PLAN AMENDMENT PA-2020-11600082 (Council District 3): A request by Brown and Ortiz PC, 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 “Urban Living”, “Neighborhood Commercial”, “Parks and Open Space” to “Low Density Residential” on 89.251 acres out of NCB 10780, located at 2714 South WW White Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700291) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

19. [21-1528](#) PLAN AMENDMENT PA-2021-11600003 (Council District 2): A request by the Estate of Frank Silva, applicant, for approval of a Resolution to amend the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Regional Commercial” to “Heavy Industrial” on Lot 36, NCB 10613, located at 146 North WW White Road. Staff recommends Denial. (Associated Zoning Case Z-2020-10700305) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Approval of Minutes

20. [21-1385](#) Consideration and Action on the Minutes from January 27, 2021.

Adjournment

Spanish interpreters are available at all the meetings. Interpreters for other languages must be requested 48 hours prior to the meeting. For more information or to request an interpreter, call (210) 207-6310. This service is at no cost to our citizens.

Hay servicios de traducción simultánea para español disponibles. Interpretes para otros idiomas deben ser pedidos con 48 horas de anticipación. Para más información o para servicios de traducción, llame al (210) 207- 6310. Esto es un servicio gratis.

ACCESSIBILITY STATEMENT - The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street, is wheelchair-accessible to persons with disabilities. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7720 Voice/TTY or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - The Cliff Morton Development and Business Service Center está localizado en 1901 South Alamo Street. Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar (210) 207-7720) o al 711 (servicio de transmitir para sordos).