

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, April 28, 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 Haynes |

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, April 27, 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. [21-3204](#) 20-11800225: Request by Lloyd A. Denton Jr., Cantera Hills Development, LTD for approval to subdivide a tract of land to establish Cantera Hills Unit-1A (Enclave), generally located northwest of the intersection of Babcock Road and Scenic Loop Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

2. [21-2812](#) 20-11800238: Request by Jamie Rodriguez, Rainbow Wish, LLC, for approval to subdivide a tract of land to establish Hunters Pond Phase 8 T.I.F. Subdivision, generally located southeast of the intersection of Loop 410 and Hunters Pond. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

3. [21-3004](#) 20-11800290: Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD, for approval to subdivide a tract of land to establish Crescent Hills Unit 1, generally located northeast of the intersection of Covell Road and Old Pearsall Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

4. [21-3226](#) 20-11800618: Request by Taylor Dreiss, Pecan Springs Development Company, LLC and Tom Dreiss, Toutant Ranch, LTD., for approval to replat and subdivide a tract of land to establish Pecan Springs Unit 1A, generally located west of the intersection of Montell Point and Morhiss Point. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

5. [21-3180](#) PLAN AMENDMENT CASE PA-2021-11600017 (Council District 1):
A request by Chuck Christian, representative, for Approval of a Resolution to amend the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Community Commercial" on Lot 24, Block 78, NCB 2773, located at 1303 West Lullwood Avenue. Staff recommends Denial with an Alternate Recommendation. (Associated Zoning Case Z-2021-10700060) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

6. [21-3003](#) PLAN AMENDMENT CASE PA-2021-11600026 (Council District 3):
A request by Brown and Ortiz PC, representative, for Approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Agribusiness Tier", and "Suburban Tier" to "Suburban Tier on 120.31 acres out of CB 4007 and 57.20 acres out of CB 4069B, located at 11418 Blue Wing Road and 4345 Mickey Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700022) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Other Items

7. [21-2885](#) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Beck Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between existing New Sulphur Springs Road and existing Burshard Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

8. [21-2886](#) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between existing Graytown Road and existing Abbott Road, and designating an existing segment of Abbott Road as a Secondary Arterial Type A, requiring 86' feet right-of-way, between approximately 3,250' feet north of the existing intersection of Graytown Road & Abbott Road and existing FM 1346. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)
9. [21-2888](#) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Graytown Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 3,290' northwest of the existing intersection of Graytown Road and Freudenburg Road and approximately 1,240' southwest of the existing intersection of Graytown Road and Freudenburg Road; and realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 4,840' feet east of existing Schuwirth Road and existing Graytown Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)
10. [21-2889](#) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between existing Cagnon Road and existing Loop 1604. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

11. [21-2890](#) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 1580' east of existing Montgomery Road and existing Cagnon Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

12. [21-3267](#) Consideration and Action to amend the Planning Commission Technical Advisory Committee Bylaws. (Monique Mercado, Principal Planner, (210) 207-5016, monique.mercado@sanantonio.gov, Development Services Department.)

Approval of Minutes

13. [21-2413](#) Consideration and Action on the Minutes from April 14, 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).