

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, June 9, 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, June 8, 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. [21-4161](#) 19-11800550: Request by Paul Kuo, HK Fischer Road, LLC, for approval to subdivide a tract of land to establish Timms Subdivision Unit 1A, generally located southwest of the intersection of Somerset Road and Fischer Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

2. [21-4066](#) 20-11800254: 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 5B, generally located northwest of the intersection of Culebra Road and Geronimo Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

3. [21-4029](#) 20-11800258: Request by Lloyd A. Denton, Annabelle Ranch Ltd./HWY 87 Communities Ltd., for approval to replat and subdivide a tract of land to establish Annabelle Ranch Unit 2 Subdivision, generally located Southeast of the intersection of Highway 87 and Beck Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

4. [21-3708](#) 20-11800262: Request by Michael C. Brisch, PHSA-NW315, LLC., for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 2 Unit 10B, generally located northwest of the intersection of Culebra Road and Kallison Bend. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

5. [21-4174](#) 20-11800263: Request by Bart Swider, Chesmar Homes, for approval to replat and subdivide a tract of land to establish Villamanta Subdivision, generally located southeast of the intersection of Huebner Road and Oakland Road. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

6. [21-3706](#) 20-11800273: Request by Pedro A. Alanis, San Antonio Housing Trust Public Facilities Corporation, for approval to replat a tract of land to establish Villas at Echo East, generally located southwest of the intersection of East Commerce Street and Spriggsdale Boulevard. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
7. [21-4169](#) 20-11800390: 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 6B, generally located northwest of the intersection of Culebra Road and Landa Falls. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
8. [21-4185](#) 20-11800414: Request by David A. McGowen, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Blue Ridge Ranch Subdivision Unit 8, generally located northeast of the intersection of Loop 410 and New Sulphur Springs Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
9. [21-4231](#) 20-11800421: Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 1 Model Park Subdivision, generally located south of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
10. [21-3705](#) 20-11800422: Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 2 Unit 6B Subdivision, generally located southwest of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

11. [21-4230](#) 20-11800451: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and Paul Powell, HDC Westlakes, LLC, for approval to subdivide a tract of land to establish Westlakes Collector – Phase 4 Subdivision, generally located southwest of the intersection of FM 143 and West Loop 1604. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
12. [21-3847](#) 21-11800009: Request by Michael Puryear, PC5 Properties, LLC, for approval to subdivide a tract of land to establish Texas First Rental NW Subdivision, generally located southeast of the intersection of Loop 410 and Culebra Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Time Extension

13. [21-4173](#) 21-12000001: 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 # 170481 – BCB – Inner Circle Dr., Unit 4, generally located west of the intersection of South New Braunfels Avenue and Research Plaza. Staff recommends Approval. (Joshua T. Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

Variances

14. [21-4234](#) TPV 21-070: Request by Mr. Richard Mott, P.E. 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 north of the intersection of Elm Trail and Walzem Rd in San Antonio. Staff recommends Approval. (Mark Bird, City Arborist, (210) 207-0278, Mark.Bird@sanantonio.gov, Development Services Department)

15. [21-4288](#) TPV 21-082: Request by Mr. Richard Mott, 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 Southwest of Old Pearsall Rd and Loop 410 intersection. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

16. [21-4204](#) PLAN AMENDMENT CASE PA-2021-11600033 (Council District 5): A request by James McKnight, representative, for Approval of a resolution to amend the Downtown Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Neighborhood Mixed Use” to “Urban Mixed Use” on Lots 1, 2, 3, 4 & 10, Block 1, NCB 3120, located at 541 Roosevelt Avenue. Staff recommends Denial. (Associated Zoning Case Z-2021-10700115 CD) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
17. [21-4186](#) PLAN AMENDMENT CASE PA-2021-11600040 (Council District 1): A request by Bexar Engineers & Associates, Applicant, for Approval of a Resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Low Density Residential ” to “Community Commercial ” on the south 91.51 feet of Lot 13, Block 2, NCB 2074, located at 951 Culebra Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700069) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.maravi@sanantonio.gov, Development Services Department)

Other Items

18. [21-4042](#) A request by the Center City Development Office for approval of a resolution for 1) the transfer of use and control from City of San Antonio to CPS Energy of a 0.100 acre (4,374 square feet) tract of land and 2) the transfer of use and control from CPS Energy to the City of San Antonio of a 0.042 acre (1,842 square feet) tract of land, generally located at 401 Villita Street. (Erika Ragsdale, Special Projects Manager, 210-207-0108, Erika.Ragsdale@sanantonio.gov)
19. [21-3650](#) Resolution recommending the declaration as surplus and authorizing the disposition and conveyance of a City-owned vacant property located within NCB 2988, Block 4, Lot 3, 4, 13, 14 & S7.35 ft of 5 & 12 (BCAD ID 138738). located in Council District 2. The property will be conveyed to San Antonio Affordable Housing, Inc., the non-profit entity of the Office of Urban Redevelopment the Urban Renew Agency for the City of San Antonio to be used for the affordable homes program. Staff recommends approval. [Deborah Bell, Senior Real Estate Specialist, (210) 207-5460, Deborah.Bell@sanantonio.gov,]

Approval of Minutes

20. [21-2416](#) Consideration and Action on the Minutes from May 26, 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 esta-cionamiento. 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).