

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, July 14, 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, July 13, 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.

Briefing and discussion regarding the Landon Ridge Public Improvement District (PID) Request. Presented by the Planning Department

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. [21-4495](#) 20-11800065: Request by David Brodbeck, K.B. Home Lone Star Inc., for approval to subdivide a tract of land to establish Preserve at Culebra Unit 4 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

2. [21-4569](#) 20-11800117: Request by Dan Scoggin, Great Hearts America-Texas, for approval to subdivide a tract of land to establish Great Hearts-Bandera MPCD Subdivision, generally located northwest of the intersection of Highway 16 and Loop 1604. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

3. [21-4568](#) 20-11800186: Request by Jeff Scott, Forestar (USA) Real Estate Group Inc. A Delaware Corporation, for approval to subdivide a tract of land to establish Applewood, Units 2 & 3 Subdivision, generally located southwest of the intersection of U.S. Highway 90 and Southwest Loop 1604. Staff recommends Approval. (Daniel Hazlett, Development Services Manager, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department).

4. [21-4502](#) 20-11800199: Request by Craig Glendenning, Lonesome Dove Investment Group, LLC and Stephen Lieux, San Antonio LD, LLC., for approval to replat and subdivide a tract of land to establish Lonesome Dove Hills Unit 1, generally located southeast of the intersection of Loop 1604 and Campbellton Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

5. [21-4704](#) 20-11800231: Request by Lloyd A Denton, Shavano Rogers Ranch North No. 3, Ltd. & Rogers Shavano Ranch, Ltd., for approval to subdivide a tract of land to establish Shavano Highlands, Unit-6A, generally located northeast of the intersection of Shavano Ranch and Northwest Military Highway. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

6. [21-4700](#) 19-11800310: Request by Gene Liguori Jr, Three Encino Crossing, Ltd., for approval to subdivide a tract of land to establish Dickerson Subdivision, Unit 1, generally located southwest of the intersection of West Grosenbacher Road and Grosenbacher Road. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

7. [21-4710](#) 20-11800349: Request by Martin Figueroa, Pojestyo, Inc., for approval to replat and subdivide a tract of land to establish Pojestyo Subdivision, generally located southeast of the intersection of Waycross Lane and Eastover Lane. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

8. [21-4718](#) 19-11800442: Request by Taylor Dreiss, Pecan Springs Development Company, LLC. and Tom Dreiss, Toutant Ranch, Ltd., for approval to subdivide a tract of land to establish Pecan Springs Unit 2, Enclave Subdivision, generally located northwest of the intersection of Toutant Beauregard Road and Anaqua Springs. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

9. [21-4716](#) 20-11800496: Request by Razi Hosseni, City of San Antonio, for approval to subdivide a tract of land to establish Kelly Parkway, generally located southwest of the intersection of U.S. Highway 281 and Mission Grande. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

10. [21-4566](#) 20-11800503: Request by Lloyd A. Denton Jr. Longhorn Quarry QOZB, LP, for approval to subdivide a tract of land to establish Longhorn Quarry Unit 3 Subdivision, generally located northeast of the intersection of Wurzbach Parkway and Perrin Beitel Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

11. [21-4555](#) 20-11800521: Request by Gil Hodge, Briggs Ranch Ltd., CY Perry, Golf Club of Texas at Briggs Ranch, Rick Rodriguez, Brass Timeshare Partners, LLC., for approval to subdivide a tract of land to establish Briggs Ranch Commercial Unit 1 Subdivision, generally located northeast of the intersection of State Highway 211 and Briggs Ranch. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
12. [21-4720](#) 20-11800523: Request by Mickey Conrad, Southton Two, LTD., for approval to subdivide a tract of land to establish South Presa Townhomes (IDZ) Subdivision, generally located northwest of the intersection of Groveton and South Presa. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)
13. [21-4702](#) 20-11800535: Request by Paul Kuo, HK Real Estate Development LLC, for approval to subdivide a tract of land to establish Chavaneaux Subdivision Unit 2, generally located southwest of the intersection of Roosevelt Avenue and Southeast Loop 410. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
14. [21-4715](#) 19-11800549: Request by Paul Kuo, HK Fischer Road, LLC, for approval to subdivide a tract of land to establish Timms Subdivision Unit 1, generally located southeast of the intersection of Campground Road and Fischer Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
15. [21-4717](#) 20-11800560: Request by George B. Hernandez, Jr., Bexar County Hospital District, for approval to replat and subdivide a tract of land to establish Creamer Tract South, generally located east of the intersection of Loop 1604 and Shaenfield Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

16. [21-4554](#) 20-11800573: Request by Chad Nugent, Ladera I, LLC, for approval to subdivide a tract of land to establish Ladera, Unit 1E (Enclave) Subdivision, generally located southwest of the intersection of Potranco Road and State Highway 211. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
17. [21-4703](#) 20-11800577: Request by Blake Harrington, Ashton Woods Homes, for approval to subdivide a tract of land to establish Blue Skies Unit-4, generally located northwest of the intersection of U.S. Highway 90 and WT Montgomery. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
18. [21-4701](#) 20-11800601: Request by William L Gavan, Hanford-Southport LLC., for approval to subdivide a tract of land to establish Southport Boulevard R.O.W., generally located southwest of the intersection of Lone Star Pass and Applewhite Road. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

19. [21-4739](#) PLAN AMENDMENT CASE-PA-2021-11600023 (Council District 2): A request by Lee Imbimbo, representative, for Approval of a Resolution to amend Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Medium Density Residential" to "High Density Residential" on the South 50 feet of East 70 feet of Lot 1, North 100 feet of South 150 feet of East 70 feet of Lot 1 or 1A, Block 2, NCB 1528, located at 123 and 131 Boudet Place. Staff recommends Denial. (Associated Zoning Case Z-2021-10700045) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

20. [21-4538](#) PLAN AMENDMENT CASE PA-2021-11600027 (ETJ - Closest to Council District 8): A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from “Low Density Residential” and “Community Commercial” to “Urban Mixed Use” on 10.7154 acres out of CB 4710 and CB 4710A, generally located at 26737 IH 10 W. Staff recommends Approval. (Daniel Hazlett, Development Services Manager (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)
21. [21-4535](#) 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 from “Neighborhood Mixed Use” to “Urban Mixed Use” on Lots 1, 2, 3, 4 and 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)
22. [21-4545](#) PLAN AMENDMENT CASE PA-2021-11600042 (ETJ - Closest to Council District 8): A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from “Low Density Residential” to “Employment/Flex Mixed-Use” on CB 4710 P-8E ABS 529, located at 26807 IH 10 W. Staff recommends Approval. (Daniel Hazlett, Development Services Manager (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

23. [21-4546](#) PLAN AMENDMENT CASE PA-2021-11600043 (ETJ - Closest to Council District 8): A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from “Low Density Residential” to “Urban Low Density Residential” on CB 4708 P-67A, P-40C ABS 24, located at 9135 Dietz Elkhorn Rd. Staff recommends Approval. (Daniel Hazlett, Development Services Manager (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)
24. [21-4572](#) PLAN AMENDMENT PA-2021-11600051 (Council District 7): A request by Miriam Ade, representative, for Approval of a Resolution to amend the West / Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “General Urban Tier” to “Regional Center” on 2.50 acres out of NCB 15038, located at 6300 block of Northwest Loop 410. Staff recommends Denial. (Associated Zoning Case Z-2021-10700138) (Michael Pepe, Senior Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
25. [21-4753](#) PLAN AMENDMENT CASE PA-2020-11600063 (Council District 1): A request by Brown & Ortiz, P.C., representative, for Approval of a Resolution to amend the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “High Density Residential” and “Medium Density Residential” to “Regional Mixed Use” on 4.409 acres out of NCB 886, NCB 887, NCB 3591, generally located at the intersection of Mt. Zion Walk and IH 37 South. Staff recommends Denial with an Alternate Recommendation. (Associated Zoning Case Z-2020-10700223) (Lorianne Thennes, Sr. Planner (210) 207-7945, Lorianne.Thennes@sanantonio.gov; Development Services Department)

Approval of Minutes

26. [21-4706](#) Consideration and Action on the Minutes from June 23, 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).