

City of San Antonio



Planning Commission Minutes

Development and Business Services

Center

1901 South Alamo

November 18, 2020

9:00AM

Videoconference

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.

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

8:33 A.M. - Work Session – Neighborhood Association & Community Organization Registration Policy Update - Briefing and discussion regarding Public Improvement District (PID) Request and the City of Schertz's Request for an Extraterritorial Jurisdiction (ETJ) Release. Presented by Planning Department. Briefing and discussion regarding 2020 Annexation of properties in the south side of San Antonio's Extraterritorial Jurisdiction (ETJ). Presented by 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.

9:19 A.M. - Call to Order, Videoconference

- Roll Call
- Present: Peck, C. Gonzalez, M. Garcia, Proffitt, Jackson, Carrillo
- Absent : C. Garcia
- Jacqueline Payan, SeproTec translator was present.

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.

Combined Items

Logan Sparrow, Development Services Manager, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **18-900089:** Request by Scott Roberts, MHC Land Holdings, LLC, for approval to subdivide a tract of land to establish Woodlake Estates MH – Phase V, generally located east of the intersection of Walzem Road and Woodlake Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 2 **18-90099:** Request by Leslie K. Ostrander, Chtex of Texas, Inc., for approval to subdivide a tract of land to establish Whisper Falls Unit 2D Subdivision, generally located southeast of the intersection of U.S. Highway 90 and Masterson Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item # 3 **19-11800022:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch – Units 24C & 24D Subdivision, generally located northwest of the intersection of Galm Road and Culebra Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 4 **19-11800131:** Request by Martin Rico, Manager, Lynwood Village, LLC., for approval to replat and subdivide a tract of land to establish Lynwood Village Enclave Unit 2, generally located northeast of the intersection of Loop 1604 and Marbach Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 5 **19-11800181:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch Subdivision, Unit 7, generally located northwest of the intersection of Old Paseo Way and Ralph Fair Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item #6 **19-11800254:** Request by Seth Thomas, Diamond Shine 2, LLC., for approval to subdivide a tract of land to establish Diamond Shine 2, generally located southwest of the intersection of US Highway 281 and Bulverde Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item #7 **19-11800269:** Request by David Brodbeck, K.B. Home Lone Star, INC., for approval to replat and subdivide a tract of land to establish Falcon Landing Unit 7, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

- Item #8 **19-11800274:** Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd, for approval to replat and subdivide a tract of land to establish Sage Meadows Unit 2&3 Subdivision, generally located southwest of the intersection of IH-10 East and FM 1518. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #9 **19-11800410:** Request by Paul Powell, HDC Davis Ranch, LLC, for approval to subdivide a tract of land to establish Davis Ranch Subdivision, Unit 4A/4B Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #10 **19-11800450:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to replat and subdivide a tract of land to establish Paloma Subdivision Unit 9, generally located southeast of the intersection of Interstate 10 East and Loop 1604. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #11 **19-11800454:** Request by Frank Sitterle, Jr., Sitterle Homes, for approval to subdivide a tract of land to establish Kinder Northeast, Unit-5B (PUD) Subdivision, generally located west of the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #12 **19-11800459:** Request by Israel Fogiel, RR Group, Ltd., for approval to replat a tract of land to establish Westbury Heights Subdivision, generally located southwest of the intersection of Hunt Lane and Marbach Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #13 **20-11800078:** Request by Michael C. Brisch, PHSA-NW315, LLC., for approval to replat and subdivide a tract of land to Kallison Ranch Phase 2 Unit 8 Subdivision, generally located southwest of the intersection of Kallison Lane and Ranch View West. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #14 **20-11800150:** Request by Blake Honigblum (Agent), Abiso Development LLC for Maha Laxmi, LTD, Hedad Inc. & Miller Sam S., for approval to replat and subdivide a tract of land to establish The Shops at Babcock Subdivision, generally located southwest of the intersection of Loop 1604 and Babcock Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #15 **20-11800228:** Request by J.L. "Joey" Guerra, Jr. HPSA Land Partners, LLC, for approval to replat and subdivide a tract of land to establish Horizon Pointe Units 9 & 22 Subdivision, generally located southeast of the intersection of Binz-Engleman Road and Woodlake Parkway. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

- Item #16 **20-11800269:** Request by Lange Allen, USRE STAR, LLC, for approval to subdivide a tract of land to establish Project Star Plat Subdivision, generally located southeast of the intersection of Foster Road and Cal Turner Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #17 **20-11800279:** Request by Blake Yantis, SA Rocking in the Free World, LLC., for approval to replat and subdivide a tract of land to establish Medical Center Residential, generally located southeast of the intersection of Babcock Road and Huebner Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Time Extension

- Item #18 **20-12000011:** Request by Salah E Diab (Agent) EVP, LLC, for approval of a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development code (UDC), for Plat # 170362 - Evergreen Viewpointe Subdivision (IDZ), generally located southwest the intersection of West Evergreen Street and Lewis Street. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item #19 **20-12000012:** Request by Jason Gale, Timberwood Development Co., 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 # 160137 - Timberwood Park Unit 65, generally located northeast of the intersection of Slumber Pass and Best Way. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Variances

- Item #20 **TPV 21-007:** Request by Mr. James McKnight 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 Babcock Road and Kyle-Seale Parkway. Staff recommends approval. (Herminio Griego, (210) 207-6242, herminio.griego@sanantonio.gov, Development Services Department)

Other Items

- Item #22 A request by the Parks and Recreation Department for approval of a resolution recommending the acceptance of a donation of an 8.763 acre tract of land in NCB 17929 located at the 8200 block of Guilbeau Road in City Council District 7. Staff recommends Approval. (Rocky Duque de Estrada, (210) 207-2873, roque.duquedeestrada@sanantonio.gov, Parks and Recreation Department)
- Item #23 **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 the East & West Connector from FM 1516 to Loop 1604 and a proposed segment of Schuwirth Road from FM 1346 to Loop 1604, generally located in eastern Bexar County. Staff recommends Approval. (Marco Hinojosa, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Public Works Department)

- Item #24 **S.P. 2246** Consideration of a Resolution recommending the closure, vacation and abandonment of a 0.105 of an acre (4,590 square feet) portion of North Main Street, and a 0.054 of an acre (2,358 square feet) portion of Soledad Street, New City Block 154 in Council District 1, as requested by 305 Soledad Lot Ltd. Staff recommends Approval. [Mary L. Fors, Senior Real Estate Specialist, (210) 207-4083, mary.fors@sanantonio.gov]
- Item #25 A public hearing and resolution recommending approval of the release of 141.5 acres, generally located north of Lookout Road, east of Evans Road, south of Nacogdoches Road-FM 2252, and west of Doerr Lane in Comal County from the City of San Antonio's, Extraterritorial Jurisdiction (ETJ) to the City of Schertz and an associated agreement. Staff recommends Approval. [Priscilla Rosales-Piña, Planning Department, (210)207-7839, Priscilla.rosales-pina@sanantonio.gov].
- Item #26 A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District to later be named the Lemon Creek Special Improvement District subject to the execution of a Development Agreement between the City of San Antonio and VEP Lemon Creek LP. Staff recommends Approval. [Clint Eliason, Planning Coordinator, Planning Department, (210)207-0268, clinton.eliason@sanantonio.gov.]
- Item #27 A public hearing and resolution approving the Third Amendment to the Agreement for Services in Lieu of Annexation between the City of San Antonio and the Owners of the Westside 211 Special Improvement District, generally located southwest of the intersection of State Highway 211 and Potranco Road in the extraterritorial jurisdiction ("ETJ") of San Antonio in Bexar County, Texas. This Amendment revises the boundaries of the Public Improvement District (PID) by adding a 136.759 acre parcel of land; applies terms and conditions of the Agreement to the newly added land; and assigns Lateral I, LLC as the PID Extension's Owners. Staff recommends Approval. [Clint Eliason,, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, (210) 207-0268.]
- Item #28 Public Hearing and consideration of a resolution recommending the approval of the proposed annexation of approximately 392.3 acres of land which are contiguous to the city limits and located within the City of San Antonio (City)'s Extraterritorial Jurisdiction (ETJ) in south Bexar County. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, 210-207-0268).
- Item #29 A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District, to later be named the Briggs Ranch Special Improvement District, and approval of a Development Agreement between the City of San Antonio and Convergence Brass, LLC. Staff recommends Approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, (210)207-7839, priscilla.rosales-pina@sanantonio.gov.]
- Item #30 A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District, to later be named the Tres Laurels Special Improvement District, subject to the execution of a Development Agreement between the City of San Antonio and Equitable Land Holdings, LLC, Hooda Enterprises, Inc. and SA Given to Fly, LLC. Staff recommends Approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, (210)207-7839, priscilla.rosales-pina@sanantonio.gov.]

Public Comment

Item #28 - A voicemail was received from James McKnight after the deadline so was not played in the meeting, but was heard by the Commissioners.

Motion

Madam Vice Chair Gonzalez asked for a motion for the items as presented.

Commissioner Proffitt motioned to approve all items, except item #21, on the combined agenda.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 6-0

Individual Items

Item #21 **PLAN AMENDMENT CASE PA-2020-11600067 (Council District 8):** A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Regional Mixed Use" to "Urban Mixed Use" on 5.861 acres out of NCB 14890, generally located in the 5800 block of UTSA Boulevard. Staff recommends Denial. (Associated Zoning Case Z-2020-10700214) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Motion

Madam Vice Chair Gonzalez asked for a motion for the item as presented.

Commissioner Carrillo motioned for approval of applicant's request.

Second: Commissioner Jackson

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 6-0

Approval of Minutes

Item #31 Consideration and Action on the Minutes from October 28, 2020.

Madam Vice Chair Gonzalez asked for a motion for approval of the minutes.

Commissioner Proffitt motioned to approve minutes from October 28th, 2020

Second: Commissioner Jackson

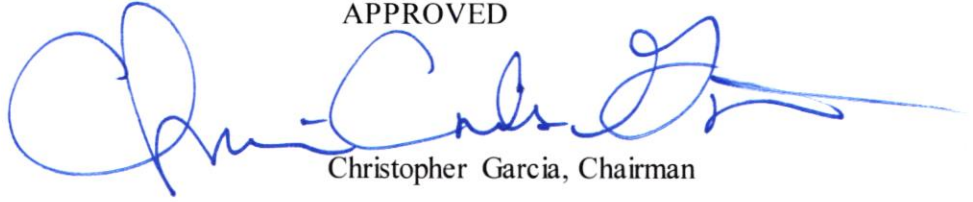
In favor: Unanimous

Motion passes for approval with a vote of 6-0.

Adjournment

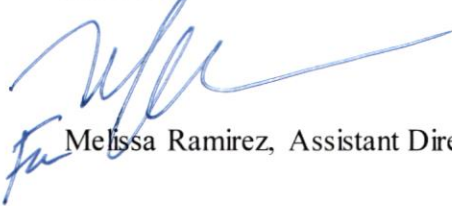
There being no further business, the meeting was adjourned at 9:41 a.m.

APPROVED

A large, stylized handwritten signature in blue ink, likely belonging to Christopher Garcia.

Christopher Garcia, Chairman

ATTEST:

A handwritten signature in blue ink, likely belonging to Melissa Ramirez.

Melissa Ramirez, Assistant Director