

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, April 27, 2022

2:00 PM

1901 S. Alamo

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.

It is the intent of the City that the presiding officer will be in attendance at this location.

Planning Commission Members

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

Matthew Proffitt, Chair |
Julia Carrillo Haynes, Vice Chair | George Peck, Pro-Tem |
Michael Garcia Jr. | Meredith Siegel | Samer Dessouky | Bryan Lopez |
Camis Milam | Brittany Schindler |

Ex-Officio Members

John Bustamante, Chair Zoning Commission | Donald Oroian, Chair Board of Adjustment |
John Courage, Councilmember | Erik Walsh, City Manager |

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 also 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 written comments at 1901 S. Alamo by 10am on 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 of three 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.

*Note: Comments may be submitted in Spanish. Written comments and voicemails must be received the day prior to the meeting, at 10am to give time for translation.

Work Session

1:30 PM-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.

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Comment

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. 20-11800210: Request by Maria Fernanda Corte De Arzac (agent), Executive Grounds, LLC, for approval to subdivide a tract of land to establish Highland Heights Subdivision, generally located northeast of the intersection of Southeast Military Highway and Alsbrook. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
2. 20-11800375: Request by Harry Hausman, Lyndsey Haus Development, LLC and Vintage Oaks, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 16A,

generally located Southwest of the intersection of FM 1957 and State Highway 211. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

3. 20-11800554: Request by Paul Powell, HDC Davis Ranch II, LLC and Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish McCrary Tract Unit 3, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
4. 20-11800608: Request by Steven S. Benson, AG EHCII (LEN) Multi State 2, LLC, for approval to replat and subdivide a tract of land to establish Silos Subdivision Unit 8B, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
5. 21-11800056: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and Paul Powell, HDC Davis Ranch II, LLC, for approval to replat and subdivide a tract of land to establish Davis Ranch Subdivision, Unit 5, generally located northwest of the intersection of Galm Road and Mill Park. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
6. 21-11800215: Request by Blake Harrington, Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Blue Skies Unit - 6 Subdivision, generally located northwest of the intersection of Highway 90 and WT Montgomery Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
7. 21-11800319: Request by Blake Harrington, Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Hooten Tract, Unit 2D Subdivision, generally located southwest of the intersection of Culebra Road and Old FM 471. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
8. 21-11800320: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Catalina Unit 2 Subdivision, generally located southwest of the intersection of Loop 1604 and Green Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
9. 21-11800392: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Southton Meadows Subdivision Unit 6,

generally located west of the intersection of IH-37 and Southton Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

10. 21-11800466: Request by David A. McGowen, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Southton Hollow Subdivision, generally located southwest of the intersection of Interstate Highway 37 and US Highway 181. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
11. 21-11800504: Request by Chad Nugent, Ladera I, LLC, for approval to replat and subdivide a tract of land to establish Highpoint Unit-2E Subdivision, generally located northwest of the intersection of State Highway 211 and West Grosenbacher Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
12. 21-11800514: Request by Chad Nugent, Ladera, LLC for approval to replat and subdivide a tract of land to establish Highpoint Unit-2D Subdivision, generally located southwest of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
13. 22-11800010: Request by Jim Reed, San Antonio Medical Foundation, for approval to replat and subdivide a tract of land to establish SA Rehab Hospital Subdivision, generally located southwest of the intersection of Huebner Road and Floyd Curl Drive. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

14. PLAN AMENDMENT CASE PA-2021-11600109 (Council District 4): A request by Rasol Salehi, applicant, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness Tier" to "Suburban Tier" on Lot P-1A, NCB 11295, located at 9098 South IH-35. Staff recommends Approval. (Associated Zoning Case Z-2021-10700280) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
15. PLAN AMENDMENT CASE PA-2021-11600121 (Council District 9): A request by 281/Overlook Partners LC, applicant, for Approval of a Resolution amending the North Sector

Plan, a Component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Rural Estate Tier" and "Suburban Tier" to "Mixed Use Center" on Lots 19-A (4.0482 acres), CB 4865; P-4D, CB 4900; P-19B (0.189 acres), CB 4865; P-4A (20.1759 acres), CB 4900; P-19D (0.069 acres) and P-19E (0.137 acres), CB 4865; P-4B (11.6729 acres) and P-4E (10.7031 acres), CB 4900; and P-3A (0.5333 acres), CB 4926, located at 2440 Celebration Drive and 2455 Celebration Drive, and 25560 US Highway 281 North. Staff recommends Approval. (Associated Zoning Case Z-2021-10700353 ERZD) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

16. PLAN AMENDMENT CASE PA-2022-11600006 (ETJ – Closest to Council District 8): A request by Brown & Ortiz, representative, to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from "Low Density Residential" and "Community Commercial" to "Medium Density Residential" on 30.422 acres out of CB 4708, generally located at the northeast intersection of Dietz Elkhorn Road and Old Fredericksburg Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)
17. PLAN AMENDMENT CASE PA-2022-11600030 (Council District 1): A request by Rene Zamora, applicant, for Approval of a Resolution amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Community Commercial" on Lots 13-19, P-101, P-105, and the East 20 feet of Lot 12, Block 8, NCB 2026, located at 1016 Cincinnati Avenue. Staff recommends Denial. (Associated Zoning Case Z-2022-10700094) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
18. PLAN AMENDMENT CASE PA-2022-11600032 (Council District 3): A request by Benjamin Bowman, Architect, Assets & Architects, representative, for Approval of a Resolution amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Medium Density Residential" on Lots 7 and 8, Block 1, NCB 3848, located at 317 East Theo Avenue. Staff recommends Denial. (Associated Zoning Case Z-2022-10700069) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Other Items

19. PLAT-TIMEEXT-22-12000004: Request by Ken Leonard, JMA Eagles Nest, LLC, 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 Dominion Unit 13-B Planned Unit Development

Subdivision, generally located northwest of the intersection of Potranco Road and Culebra Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

20. Planning Commission Quarterly Review: A briefing of items previously considered by the Planning Commission from October 2021 – March 2022 to include the items listed below. The briefing is for informational purposes only. No action will be taken on these items. a. Plan Amendments: PA-2021-11600090 – A previous request to change the future land use from “Low Density Residential” to “Medium Density Residential”, located at 1023 Aganier Avenue, PA-2021-11600025 – A previous request to change the future land use from “Low Density Residential” to “High Density Residential”, generally located in the 300 Block of Bee Street and Coleman Street, PA-2021-11600074 - A previous request to change the future land use from “General Urban Tier” and “Suburban Tier” to “General Urban Tier”, generally located in the 17000 Block of Green Mountain Road. b. Street Name Changes: ADDR-SNC-21-12700003 – A previous request for approval of a Memorial Designation of a portion of Westrock Drive to Jennifer Sue Delgado Memorial Way, generally located between US Highway 90 West Access Road and Westoak Road, ADDR-SNC-21-12700004 – A previous request for approval of a resolution to change Enrique M Barrera Parkway to Historic Old Highway 90, generally located between South San Gabriel Avenue and US Hwy 90 access. c. Tree Variance Request: COM-PRJ-APP21-39801977-TPV 21-147 - A previous Appeal of the Directors Decision for SAT-14 Data Center. Request to appeal the Tree Administrative Exception Denial by the Director of Development Services for the SAT-14 Data Center located at 3545 Wiseman Blvd.

Approval of Minutes

21. Consideration and Approval of April 13, 2022 Planning Commission Minutes.

Director’s Report

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).

Posted on: 04/22/2022 02:55 PM