

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, May 25, 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 | Bryan Lopez | Camis Milam |

Brittany Schindler | Samer Dessouky |

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-12:00 PM

Briefing on 2021 UDC amendments.

Briefing on the Draft NE I-35 and Loop 410 Area Regional Center Plan.

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. 20-11800255: Request by Edward Gonzales, HFCC, Inc., for approval to subdivide a tract of land to establish Towne Twin Village Subdivision, generally located northwest of the intersection of Loop 410 and Highway 90. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

2. 20-11800433: Request by Lloyd A. Denton Jr., AGI Kinder Ranch, LTD & AGI Kinder Ranch Unit 3, LTD, for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit 4 (Enclave) Subdivision, generally located northwest of the intersection of East Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
3. 20-11800491: Request by Blake Yantis, SA Kosta Browne LTD & Fair Oaks Mosaic TBY, LLC, for approval to subdivide a tract of land to establish Clearwater Creek, Phase 1A Subdivision, generally located southwest of the intersection of Interstate 10 and FM 2538. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
4. 21-11800026: Request by Lloyd A. Denton Jr., AGI Kinder Ranch, LTD & AGI Kinder Ranch Unit 3, LTD, for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit 1B Enclave Subdivision, generally located northwest of the intersection of East Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
5. 21-11800088: Request by John Cork, CW Villas, LLC., for approval to replat and subdivide a tract of land to establish Bella Vista Subdivision (PUD) Subdivision, generally located northeast of the intersection of TX-211 and Potranco Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
6. 21-11800133: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Preserve at Medina Unit 7 Subdivision, generally located southwest of the intersection of State Highway 16 South and Watson Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
7. 21-11800135: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Preserve at Medina Unit 8 Subdivision, generally located southwest of the intersection of Watson Road and State Highway 16. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
8. 21-11800166: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Abbott Place Phase 2 Unit 2A Subdivision, generally located southeast of the intersection of IH-10 and FM 1518. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

9. 21-11800217: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Autry Tract Subdivision, generally located southeast of the intersection of US Highway 281 and North Loop 1604 East. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
10. 21-11800246: Request by Lloyd A. Denton, Jr., 270 Scenic Loops Investment, LTD, for approval to subdivide a tract of land to establish Cantera Hills – Unit 3 Enclave Subdivision, generally located southwest of the intersection of Scenic Loop Road and Ivory Canyon. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
11. 21-11800532: Request by Paul Basaldua, VT Mission Del Lago Ltd., for approval to subdivide a tract of land to establish Mission Del Lago Unit 11E (TIF) Subdivision, generally located southwest of the intersection of U.S. Highway 281 and Del Lago Parkway. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

12. PLAN AMENDMENT CASE PA-2022-11600017 (Council District 2): A request by Brown and Ortiz, PC, applicant, for Approval of a Resolution amending the Arena District/ Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Medium Density Residential” to “High Density Residential” on 2.50 acres out of NCB 1453, located at 903-937 Hedges Street. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
13. 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 7-11, the west 5-feet of Lot 12, and Lot P-104, Block 8, NCB 2026, generally located at 1016/1024 Cincinnati Avenue. Staff recommends Denial. (Associated Zoning Case Z-2022-10700094 CD) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Other Items

14. S.P. 2362 – Resolution recommending the closure, vacation and abandonment of an improved

portion of E. Elmira Street Public Right-of-Way located between E. Park Avenue and Schiller Street within New City Block 1004 in Council District 1, as requested by Broadway SA Investors GP, LLC, for a fee of \$11,600.00. Staff recommends Approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

Approval of Minutes

15. Consideration and Approval of May 11, 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: 05/20/2022 12:56 PM