

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 S. Alamo

Wednesday, October 27, 2021

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.

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 |

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 two minutes by dialing 210206(PLNG)7546 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 P.M. 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. 20-11800204: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone, Unit-C5 Subdivision, generally located northwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov,

Development Services Department)

2. 20-11800205: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P. , for approval to subdivide a tract of land to establish Riverstone, Unit-C6 Subdivision, generally located Northwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
3. 20-11800206: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., and Hugo Gutierrez, Becker Ranch, LTD., for approval to subdivide a tract of land to establish Galm Road Phase 1 Subdivision, generally located west of Wiseman Boulevard near Talley Road. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)
4. 20-11800284: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone, Unit E1 Subdivision, generally located northwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
5. 20-11800388: Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., and Michael C. Brisch, PHSA - NW 315, LLC., for approval to subdivide a tract of land to establish Waterwheel Subdivision Unit 8A, generally located northeast of the intersection of Culebra Road and State Highway 211 North. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.salinas@sanantonio.gov, Development Services Department)
6. 20-11800394: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valdez Subdivision Unit 1, generally located northwest of the intersection of Highway 90 and Grosenbacher Road. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)
7. 20-11800435: Request by Richard Mott, Lennar homes of Texas Land & Construction Ltd., for approval to replat and subdivide a tract of land to establish Silos Subdivision, Unit 8A, generally located Southwest of the intersection of Masterson Road and US Highway 90. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
8. 20-11800448: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone, Units E4 & E5 Subdivision, generally located northwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014,

Christopher.McCollin@sanantonio.gov, Development Services Department)

9. 20-11800499: Request by Marcus Moreno, Scott Felder Homes, for approval to subdivide a tract of land to establish Park Hill Commons Subdivision, generally located southeast of the intersection of Bulverde Road and Loop 1604. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
10. 20-11800537: Request by Paul Kuo, HK Fischer Road, LLC, for approval to subdivide a tract of land to establish Timms Subdivision Unit 3, generally located southwest of the intersection of Somerset Road and Fischer Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
11. 21-11800014: Request by Stephen Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Heritage Oaks South Tract Subdivision, generally located southwest of the intersection of Loop 410 and Southton Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
12. 21-11800115: Request by James H. Uptmore (Agent) , Felipe Gonzales, Pulte Homes of Texas, LP, Paul Powell, HDC Westlakes, LLC, for approval to subdivide a tract of land to establish Westlakes Unit 3D Subdivision, generally located southwest of the intersection of U.S. Highway 90 and Loop 1604. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
13. 21-11800156: Request by Plack Carr, MMD Rosillo Industrial Land, LLC, for approval to replat and subdivide a tract of land to establish East Gate Industrial Park – Unit 1B Subdivision, generally located southwest of the intersection of North Foster Road and Interstate Highway 10. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.salinas@sanantonio.gov, Development Services Department)

Street Rename

Variances

14. TPV 21-145 Request by Mr. Sean McFarland, 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 off Swayback Ranch and Davis Ranch. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).

15. TPV 21-146 Request by Mr. Sean McFarland 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 approximately 1300 feet north of Swayback Ranch and Davis Ranch. Staff Recommends Approval. (Charles Johnson, (210) 207-0170, Charles.johnson2@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

16. (POSTPONED) PLAN AMENDMENT PA-2021-11600084 (Council District 6): A request by Killen, Griffin & Farrimond PLLC, representative, 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 “General Urban Tier” to “Specialized Center” on 42.4 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North. (Mirko Maravi, Senior Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
17. (Continued from 10/13/2021) PLAN AMENDMENT PA-2021-11600052 (Council District 3): A request, by Raymundo Rivera, applicant, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City by changing the future land use classification from “Country Tier” to “Rural Estate Tier” on 5.04 acres out of CB 4012, located at 19779 Pleasanton Road. Staff recommends Denial. (Associated Zoning Case Z-2021-10700121) (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
18. (Continued from 10/13/2021) PLAN AMENDMENT PA-2021-11600090 (Council District 1): A request by Robert Delgado, applicant, for Approval of a Resolution amending the Midtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low-Density Residential” to “Medium Density Residential” on the West 100 feet of Lot 25 and South 56.7 feet of Lot 26, NCB 6521, located at 1023 Aganier Avenue. Staff recommends Denial. (Associated Zoning Case Z-2021-10700247) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
19. PLAN AMENDMENT PA-2021-11600073 (Council District 1): A request by Bexar Engineers and Associates, applicant, for Approval of a Resolution amending the Greater Dellview Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential” to “Medium Density Residential” on Lot 18-20, Block 163, NCB 7118, located at 1431 Thorain Boulevard. Staff recommends

Denial. (Associated Zoning Case Z-2021-10700216) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

20. PLAN AMENDMENT PA-2021-11600079 (Council District 10): A request by Brown & Ortiz, representative, for Approval of a Resolution amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Mixed Use" to "Public/Institutional" on 13.843 acres out of NCB 14945, located at 10440 Wurzbach Parkway. Staff recommends Approval. (Associated Zoning Case Z-2021-107239) (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
21. PLAN AMENDMENT PA-2021-11600085 (ETJ - Closest to Council District 8): A request by Bryan Smith, representative, for Approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, from "Low Density Residential" to "Urban Low Density Residential" on Lots 19 and 20, Block 3, CB 5936A, located at 8602 Flint Rock Drive. Staff recommends Denial. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)
22. PLAN AMENDMENT PA-2021-11600089 (Council District 3): A request by Killen, Griffin and Farrimond PLLC, for Approval of a Resolution amending the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low-Density Residential" and "Neighborhood Commercial" to "Medium Density Residential" on Lot 7, the north 38.5 feet of Lot 8, the south 11.5 feet of Lot 8, and Lot 9, Block 3, NCB 9475, located at 7214, 7218 and 7222 Briar Place. Staff recommends Approval. (Associated Zoning Case Z-2021-10700257) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
23. PLAN AMENDMENT PA-2021-11600092 (Council District 5): A request by Robert Votion, applicant, for Approval of a Resolution amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Regional Commercial" on the southeast triangular 29.62 feet of Lot 1, on the northeast 16.66 feet of Lot 2, Lot 3, Lot 4, Lots 10 through 12, Block 10, NCB 8965, located at 719 Brighton Avenue and 714 Keats Street. Staff recommends Denial. (Associated Zoning Case Z-2021-10700261) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department).
24. PLAN AMENDMENT PA-2021-11600093 (Council District 5): A request by Abdelhakim Rafati, 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 "General Urban Tier" to "Regional Center" on Lots 23-27, Block 16, NCB 7502, located at 4036 Culebra Road. Staff recommends Denial. (Associated Zoning Case Z-

2021-10700267 (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

25. PLAN AMENDMENT PA-2021-11600095 (Council District 3): A request by Killen, Griffin, Farrimond, PLLC, representative, to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness/RIMSE Tier" to "Suburban Tier" on Lot 3, Block 25, MCB 16623, located in the 11000 Block of South Highway 181. Staff recommends Approval. (Associated Zoning Case Z-2021-10700269) (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)
26. PLAN AMENDMENT PA-2021-11600097 (Council District 3): A request by VersaTerra Development, applicant, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Center" to "Specialized Center" on the 2.458 acres out of CB 4136, generally located in the 20000 block of Eagle Ford Way. Staff recommends Approval. (Associated Zoning Case Z-2021-10700271) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Other Items

27. A Resolution authorizing City Council to release two City-owned drainage easements being 0.0344 of an acre and 0.344 of an acre situated within the Luke Bust Survey No. 63, Abstract No. 45, along Green Road located in Council District 2. Staff recommends approval. [Adrian Ramirez, Senior Real Estate Specialist, (210) 207-2099, Adrian.Ramirez@sanantonio.gov, Public Works Department]
28. Public Hearing and consideration of a resolution recommending the approval of the proposed annexations of numerous properties, totaling approximately 443.81 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 and east Bexar County. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, 210-207-0268).
29. Nomination of three primary members and one alternate member to serve on the Planning Commission Technical Advisory Committee (PCTAC) Nominating Committee and Bylaws Committee.

Approval of Minutes

30. Consideration and Approval of the October 13, 2021, 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).