

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, September 22, 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 |

1:00 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 on the Draft Port San Antonio Area Regional Center Plan. (Micah Diaz, Planning Coordinator, (210) 207-7816, Micah.Diaz@sanantonio.gov, 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:

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. 19-11800361: Request by Razi Hosseini, City of San Antonio, for approval to replat and subdivide a tract of land to establish District 4 Community Center, generally located northwest of the intersection of Marbach Road and Ellison Drive. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
2. 19-11800441: Request by Gordon Hartman, Talley Extension Revitalization Initiative, LLC, for approval to subdivide a tract of land to establish Morgan Meadows, Unit 1A Subdivision, generally located southwest of the intersection of Talley Road and Old Talley Road. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
3. 19-11800443: Request by Gordon V. Hartman, Talley Extension Revitalization Initiative, LLC, for

approval to subdivide a tract of land to establish Morgan Meadows, Unit 1B Subdivision, generally located southwest of the intersection of Talley Road and Old Talley Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014 Christopher.Mccollin@sanantonio.gov, Development Services Department)

4. 19-11800444: Request by Gordon V. Hartman, Talley Extension Revitalization Initiative, LLC, for approval to subdivide a tract of land to establish Morgan Meadows, Unit 2A Subdivision generally located southeast of the intersection of Talley Road and Old Talley Road. Staff recommends approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
5. 20-11800049: Request by Thad Rutherford, Southstar at Verano, LLC, for approval to subdivide a tract of land to establish VIDA San Antonio Phase 1A, MPCD Subdivision, generally located southeast of Loop 410 and Zarzamora Street. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
6. 20-11800427: Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 9A-1 Subdivision, generally located northeast of the intersection of West Groesenbacher Road and Caldwell Ranch Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
7. 20-11800441: Request by Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Unit 1B Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
8. 20-11800472: Request by Therese Singson Miranda, Miranda Realty LLC, for approval to subdivide a tract of land to establish GM Texas Dental Subdivision, generally located southeast of the intersection of Seguin Road and Lakeview Drive. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
9. 20-11800480: Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD, for approval to subdivide a tract of land to establish Southton Meadow Unit 7 Subdivision, generally located southwest of the intersection of Interstate 37 and Southton Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

10. 20-11800556: Request by Dutch Friesenhahn, F4 Land Investments, LLC, for approval to subdivide a tract of land to establish Parker Place Subdivision, generally located southeast of the intersection of Loop 1604 and New Sulphur Springs Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
11. 21-11800029: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD. for approval to subdivide a tract of land to establish Southton Meadows Unit 9 Subdivision, generally located southwest of the intersection of Southton Road and Interstate 37. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
12. 21-11800033: Request by Daniel A. Pedrotti, Jr., The Republic Golf Club, LTD for approval to replat and subdivide a tract of land to establish Salado Creek Phase 1 Subdivision, generally located southwest of the intersection of South WW White Road and Loop 410. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
13. 21-11800147: 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 3, generally located southwest of Southton Road and Interstate 37. Staff recommends Approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
14. 21-11800275: Request by Carlos Mendoza, Elevens Global Holdings, LLC, for approval to subdivide a tract of land to establish West Travis Cottages (IDZ) Subdivision, generally located northwest of the intersection of North Smith Street and West Travis Street. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
15. 20-11800398: Request by Trey Marsh, Jen Texas 23, LLC, for approval to subdivide a tract of land to establish Sutton Farms Subdivision, Unit 1 Subdivision, generally located northeast of the intersection of Loop 410 and Sinclair Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

16. (POSTPONED) PLAN AMENDMENT PA-2020-11600064 (Council District 8): A request by

Patrick Christensen, representative, for Approval of a Resolution amending the UTSA Area Regional Center Plan, a Component of the Comprehensive Master Plan of the City, by changing the land use classification from "Employment/Flex Mixed-Use" to "Regional Commercial" on 95.02 acres out of NCB 14848, located at 14700 Tradesman Drive. (Associated Zoning Case Z-2020-10700230 S ERZD) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)

17. (Continued from 09/08/2021) PLAN AMENDMENT CASE PA-2021-11600071 (Council District 3): A request by Jose Gallegos, representative, for Approval of a Resolution amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" and "Parks and Open Space" to "High Density Residential" on Lot P-102, NCB 10917, located in the 9400 Block of Southeast Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2021-10700214) (Roland Arsate, Planner, (210) 207-3074, roland.arsate@sanantonio.gov, Development Services Department)
18. (Continued from 09/08/2021) PLAN AMENDMENT CASE PA-2021-11600072 (Council District 8): A request by Killen, Griffin & Farrimond, PLLC, representative, 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" to "General Urban Tier" on 16.93 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700218) (Mirko Maravi, Senior Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
19. PLAN AMENDMENT CASE PA-2021-11600066 (Council District 8): A request by Killen, Griffin, & Farrimond, representative, 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" to "General Urban Tier" on 2.966 acres out of NCB 34752, generally located in the 100 block of Dominion Drive. Staff recommends Approval. (Associated Zoning Case Z-2021-10700204) (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
20. PLAN AMENDMENT PA-2021-11600074 (Council District 10): A request by Leah Bojo, 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 "General Urban Tier" and "Suburban Tier" to "General Urban Tier" on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700227) (Richard Bautista-Vazquez, Planner, (210) 207-0215, Richard.Bautista-Vazquez@sanantonio.gov, Development Services Department).

21. PLAN AMENDMENT PA-2021-11600075 (Council District 3): A request by Emil Moncivais, representative, for Approval of a Resolution amending the Brooks Area Regional Center, a Component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Regional Mixed Use" to "Business/Innovation Mixed-Use" on 25.637 acres out of NCB 10879, generally located in the 8300 Block of Research Plaza. Staff recommends Approval. (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department)
22. PLAN AMENDMENT PA-2021-11600076 (Council District 6): A request Juan Diaz, applicant, for Approval of a Resolution by amending the Northwest Community Plan, a Component of the Comprehensive Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Community Commercial" on Lot 1, Block 17, NCB 18837, located at 10229 Culebra Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700233 CD) (Forrest Wilson, Planner, (210)-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department).
23. PLAN AMENDMENT PA-2021-11600081 (Council District 2): A request by, UP Engineering + Surveying, representative, 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 Lot 10, Block 6, NCB 1307, located at 1711 Burleson Street. Staff recommends Denial. (Associated Zoning Case Z-2021-10700226) (Richard Bautista-Vazquez, Planner, (210) 207-0215, Richard.Bautista-Vazquez@sanantonio.gov, Development Services Department).

Approval of Minutes

24. Consideration and Approval of the September 8, 2021 Planning Commission Minutes.

Director's Report: Status of Planning Commission Appointments

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).