

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, October 13, 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 Zoning 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 PM Tobin Room

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.

1. Briefing and discussion regarding annexation of properties in the south side of San Antonio's Extraterritorial Jurisdiction (ETJ), (Priscilla Rosales-Pina, Planning Department, 210-207-7839).
2. A briefing regarding the UDC Amendment Process and Planning Commission Technical Advisory Committee. (Logan Sparrow, Policy Administrator, Logan.Sparrow@sanantonio.gov, (210) 207-8691, Development Services Department)

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

3. 20-11800108: Request by Jason Townsley, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Overlook At Medio Creek Unit 6 Subdivision, generally located southwest of the intersection of Ellison Drive and Marbach Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
4. 20-11800181: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., Davis McCrary Property Trust, for approval to subdivide a tract of land to establish McCrary Tract Subd., Unit 4 Subdivision, generally located northwest of the intersection of Swayback Ranch and Davis Ranch. Staff recommends Approval. (Christopher McCollin, Planning Coordinator, 210-207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)
5. 20-11800348: Request by Chesley I. Swann III, Milestone Grosenbacher Development, Ltd., for approval to subdivide a tract of land to establish Olson Subdivision Unit 9, generally located northeast of the intersection of Highway 90 and Grosenbacher Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
6. 20-11800466: Request by Marcus Moreno, Scott Felder Homes LLC, for approval to subdivide a tract of land to establish Meadow Grove Subdivision, generally located south east of the intersection of Judson Road and Nacogdoches Road. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
7. 20-11800488: Request by Ramanatha R Yellaturu, Springs SA, LLC, for approval to subdivide a tract of land to establish Blue Ridge Ranch Unit 1B Subdivision, generally located southeast of the intersection of New Sulphur Springs Road and Heather Meadow. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)
8. 20-11800532: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and HDC Davis Ranch II, LLC, for approval to replat and subdivide a tract of land to establish McCrary Tract Subdivision, Unit C, generally located northwest of the intersection of Swayback Ranch and Davis Ranch. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
9. 20-11800533: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., Davis McCrary Property Trust, for approval to subdivide a tract of land to establish McCrary Tract Subd., Unit 8 & 10

Subdivision, generally located northwest of the intersection of Swayback Ranch and Davis Ranch. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

10. 20-11800589: Request by Felipe Gonzalez, Pulte Homes of Texas L.P. an Paul Powell, HDC Westlakes, LTD, for approval to replat and subdivide a tract of land to establish Westlakes Unit 6 Subdivision, generally located southwest of the intersection of US Highway 90 and West Loop 1604 South. Staff recommends approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
11. 20-11800605: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Catalina Unit 1 Subdivision, generally located southwest of the intersection of Loop 1604 and Highway 90. Staff recommend approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
12. 20-11800616: Request by Jeff Scott, Forestar (USA) Real Estate Group, Inc., for approval to subdivide a tract of land to establish Applewood, Units 4 & 5 Subdivision, generally located at the northwest corner of Loop 1604 and FM 143. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
13. 21-11800111: Request by Chad Nugent, Ladera I, LLC, for approval to subdivide a tract of land to establish Ladera Laurel Hollow Unit-3A Subdivision, generally located southwest of the intersection of State Highway 211 and West Groesenbacher Road. Staff recommends approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
14. 21-11800140: Request by Jason Townsley, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Palo Alto Unit 5 Subdivision, generally located southwest of the intersection of Southwest Loop 410 and Highway 16. Staff recommends approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
15. 21-11800197: Request by Victor Andonie MS410 Partners, LLC for approval to replat and subdivide a tract of land to establish Museum Residencies, IDZ Subdivision, generally located northeast of the intersection of Catalpa Avenue and Carnahan Street. Staff recommends approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

Street Rename

Variances

16. FPV# 21-004: Request by City of San Antonio Public Works Department's Floodplain Management Team for approval of a variance request associated with a Floodplain Development Permit (FPDP) #2021534 for the as-built, LOMR improvements along the Unnamed Tributary 2 in San Antonio River. The engineering analyses show slight water surface elevation rises within the studied limits of the LOMR. Staff recommends Approval. [Sabrina Santiago, Storm Water Engineering Manager, (210) 207-0182, sabrina.santiago@sanantonio.gov, PWD Department]

Comprehensive Master Plan Amendments

17. (WITHDRAWN) (Continued from 09/08/2021) PLAN AMENDMENT CASE PA-2021-11600046 (Council District 5): A request by Mitsuko Ramos, representative, for Approval of a Resolution amending the Kelly South SAN Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Business Park" to "Heavy Industrial" on 4.90 acres out of NCB 8736, located at 2218 West Southcross Street. (Associated Zoning Case Z-2021-10700139 S) (Catherine Hernandez, DSD Administrator, (210) 207-5085, catherine.hernandez@sanantonio.gov, Development Services Department)
18. (Continued from 09/22/2021) 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 PA-2021-11600013 (Council District 4): A request by Paul Salomon and Reyna Castillo, property owners, for Approval of a Resolution amending the Kelly/South San P.U.E.B.L.O 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 the 0.2577 acres out of NCB 8758, located at 819 New Laredo Highway. Staff recommends Denial. (Associated Zoning Case Z-2021-10700034) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

20. 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).
21. PLAN AMENDMENT PA-2021-11600082 (Council District 8): A request, by Sabu John, for Approval of a Resolution amending the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low-Density Residential Estate" to "Neighborhood Commercial" on the north 96.7 feet of Lot 4, Block 9, NCB 14709, located at 6395 Old Babcock Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700243) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
22. PLAN AMENDMENT PA-2021-11600086 (Council District 10): A request by Killen, Griffin & Farrimond, PLLC, for Approval of a Resolution amending the Northeast Inner Loop Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Public Institutional" to "Community Commercial" on the east 276.17 feet of Lot 6, NCB 8699, located at 291 Emporia Boulevard. Staff recommends Approval. (Associated Zoning Case Z-2021-10700251) (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).
23. PLAN AMENDMENT PA-2021-11600087 (Council District 2): A request by Killen, Griffin & Farrimond, PLLC, 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 "Community Commercial" to "Regional Commercial" on 20.044 acres out of NCB 10574 and NCB 14037, located at 3600 North Panam Expressway. Staff recommends Approval. (Associated Zoning Case - Z-2021-10700252) (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department)
24. 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)
25. PLAN AMENDMENT PA-2021-11600091 (Council District 10): A request by Killen, Griffin,

and Farrimond, PLLC, applicant, for Approval of a Resolution to the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "Specialized Center" on Lot TR-D and Lot TR-E, NCB 16584, located at 17097 Nacogdoches Road. Staff recommends Denial. (Associated Zoning Case Z-2021-10700260) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Other Items

26. A resolution recommending the Port San Antonio Area Regional Center Plan to City Council to become a component of the City's Comprehensive Master Plan. (Carlos Guerra II, Senior Planner, Planning Department)
27. Consideration of a Resolution to reschedule the Planning Commission meetings of November 10, 2021, November 24, 2021, December 8, 2021, and December 22, 2021. Staff recommends approval. (Chris McCollin, Planning Coordinator, Christopher.mccollin@sanantonio.gov, (210) 207-5014. Development Services Department.)
28. A request by the Parks and Recreation Department for approval of a resolution recommending the execution of a 1.209-acre sewer easement and a 0.464 water easement with Lennar Homes of Texas Land and Construction, LTD. granting access to certain property owned and controlled by the City of San Antonio at Tom Slick Park, 7400 State Highway 151, in Council District 6. Staff recommends Approval. (Sandy Jenkins, (210) 207-2721, Sandy.Jenkins@sanantonio.gov, Parks and Recreation Department)

Approval of Minutes

29. Consideration and Approval of the September 22, 2021, Planning Commission Minutes.

Director's Report: Status of Planning Commission Appointments

Status of Planning Commission Vacancies.

Update of UDC Amendment Process and the Planning Commission Technical Advisory Committee.

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).