

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, November 17, 2021

9:00 AM

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 8 am 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 8 am 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

8:30 AM Briefing and discussion regarding the Briggs Ranch II and the Medina Stonehill Public Improvement District (PIDs) Requests. Presented by the Planning Department.

Briefing and discussion regarding the 2017 Bond Brackenridge Park Restoration and Improvements Project. Presented by Public Works and Parks and Recreation Department.

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.

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.

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

Public Comment

Plats

1. 20-11800103: Request by Anu Atluri, Mitra Ventures, LLC, for approval to replat and subdivide a tract of land to establish Lewis St. Townhomes (IDZ) Subdivision, generally located southeast of the intersection of Lewis Street and Marshall Street. Staff recommends approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
2. 20-11800173: Request by Leslie K Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Whisper Falls Unit 4C. Generally located southeast

of the intersection of Masterson Road and US Highway 90. Staff recommends Approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

3. 20-11800182: Request by Leslie K Ostrander, Continental Homes of Texas L.P., for approval to subdivide a tract of land to establish Valley Ranch Subdivision Unit 6B, generally located northeast of the intersection of Culebra Road and Kallison Lane. Staff recommends Approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
4. 20-11800360: Request by Blake Harrington, CW-Mustang Oaks, LLC, for approval to replat and subdivide a tract of land to establish Mustang Oaks Subdivision, generally located southeast of the intersection of Jones Maltsberger Road and Redland Road . Staff recommends approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
5. 20-11800428: Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 10B Subdivision, generally located southwest of the intersection of Loop 1604 and Potranco Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
6. 20-11800529: Request by Brandy Czar, Dar-Bran Development LLC, for approval to subdivide a tract of land to establish Weston Oaks Unit 8 Subdivision, generally located southwest of the intersection of Potranco Road and Grosenbacher Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
7. 20-11800604: Request by Paul Kuo, HK Fischer Rd, LLC, and Rudy Munoz, Century Land Holdings II, LLC, for approval to subdivide a tract of land to establish Timms Subdivision Unit 9, generally located southwest of the intersection of Fischer Road and Somerset Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
8. 21-12000005: Request by Christopher J Pappas, Pappas Restaurant Inc., 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 Plat #170385 Pappas-281 and Portland, generally located southeast of the intersection of Plymouth Avenue and Portland Road. Staff recommends approval. (Joshua T Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

9. 21-11800202: Request by Tom Yantis, SA Landon Ridge LP, for approval to subdivide a tract of land to establish Landon Ridge Potranco-Commercial Subdivision, generally located northwest of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
10. 21-11800203: Request by Tom Yantis, SA Landon Ridge, LP. and Potranco Patience, LLC, for approval to subdivide a tract of land to establish Landon Ridge SH 211 Commercial Subdivision, generally located northwest of the intersection of Potranco Road and State Highway 211. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
11. 21-11800283: Request by Andrew Brittingham, Boralis USA, Inc., TDB Land Holdings, LTD., for approval to subdivide a tract of land to establish Boralis Tract – Unit 1, Phase 1 Subdivision, generally located southwest of the intersection of Loop 410 and Highway 87. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
12. 21-11800300: 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 8 , generally located south of the intersection of Henze Road and Southton Road. Staff recommends approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
13. 21-11800435: Request by Dan Creighton, Judson San Antonio TX, LLC, for approval to replat and subdivide a tract of land to establish Cooper Subdivision, 41142, generally located southeast of the intersection of Loop 1604 and Judson Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Variances

14. TPV 21-142 Copper Ridge Units 1 & 2: Request by Mr. Kyle Hudek 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 within both the 100-year floodplains and environmentally sensitive areas. Heritage trees shall be preserved at one hundred (100) percent within both the 100-year floodplains and environmentally sensitive areas”, located at the intersection of Red Forest Land and Red Hill Lane. Staff recommends Approval. (Charles Johnson, (210) 207-0170, Charles.Johnson2@sanantoni.gov, Development Services Department).

Comprehensive Master Plan Amendments

15. (Continued from 10/27/2021) PLAN AMENDMENT CASE 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)
16. (Continued from 10/27/2021) PLAN AMENDMENT CASE 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)
17. 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)
18. PLAN AMENDMENT CASE PA-2021-11600078 (Council District 8): A request, by Brown & Ortiz, representative, for Approval of a Resolution amending the Medical Center Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Urban Mixed Use" on 2.9798 acres out of NCB 14697, located at 4891 Gus Eckert Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700238 CD). (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
19. PLAN AMENDMENT CASE 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

44.7 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North. Staff recommends Approval. (Associated Zoning Case Z-2021-10700249) (Mirko Maravi, Senior Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov; Development Services Department)

20. PLAN AMENDMENT CASE PA-2021-11600098 (Council District 1): A request by Mint Development LLC, applicant, for Approval of a Resolution amending the Midtown 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 Lot 22, Block 10, NCB 2021, located at 315 Cincinnati Avenue. Staff recommends Denial. (Associated Zoning Case Z-2021-10700279) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
21. PLAN AMENDMENT PA-2021-11600099 (ETJ - Closest to Council District 8): A request by Killen, Griffin & Farrimond, representative, for Approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, from "Community Commercial" to "Urban Mixed Use" on Lot 2, Block 5, CB 4708, generally located east of the intersection of IH-10 West and Dietz Elkhorn Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)
22. PLAN AMENDMENT CASE PA-2021-11600101 (Council District 1): A request by John Duvall & Monica Tillman, representatives, for Approval of a Resolution amending the Midtown 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 Lot 6, Block 1, NCB 6200, located at 625 East Woodlawn Avenue. Staff recommends Approval. (Associated Zoning Case Z-2021-10700281) (Despina Matzakos, Planner, (210) 207-5407, Despina.Matzakos@sanantonio.gov, Development Services Department).
23. PLAN AMENDMENT CASE PA-2021-11600107 (Council District 1): A request, by Development Services Department, City of San Antonio, 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 "Parks Open Space" to "Community Commercial" on the south 50 feet of north 505 feet of Lot 1, east irregular 88.2 feet of Lot 2, and the south 341.93 feet of Lot 1, NCB 12962 (2.5 acres out of NCB 12962), located at 7061 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2021-10700306) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department).

Other Items

24. S.P. 2265 – Resolution recommending the closure, vacation and abandonment of an unimproved portion of a 10-foot wide alley Public Right-of-Way within New City Block 6211 in Council District 2, as requested by Leonardo Rodriguez for a fee of \$13,918.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)
25. A request by the Parks and Recreation Department for approval of a resolution recommending the execution of a 0.10-acre sewer easement and a 0.27-acre water easement with Santikos Raw Land, LLC. granting access to property owned and controlled by the City of San Antonio at Caracol Creek Park, 10939 Rousseau Road, in Council District 4; and approving Santikos Raw Land, LLC. to permanently close an abandoned well at Caracol Creek Park on behalf of the City of San Antonio as required by the Edwards Aquifer Authority. The permanent closure of the abandoned well is valued at approximately \$50,000.00. Staff recommends approval. (Rocky Duque de Estrada, (210) 207-2873, roque.duquedeestrada@sanantonio.gov, Parks and Recreation Department)
26. Consideration and Action to amend the Planning Commission Technical Advisory Committee Bylaws. (Monique Mercado, Principal Planner, (210) 207-5016, monique.mercado@sanantonio.gov, Development Services Department.)
27. Discuss possible Unified Development Code (UDC) amendments from Planning Commission.

Approval of Minutes

28. Consideration and Approval of the October 27, 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).