

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services  
Center  
1901 S. Alamo

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**Wednesday, July 13, 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 Briefing on 2021 UDC amendments**

**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. 20-11800320: Request by Leslie Ostrander, Continental Homes of Texas, INC., for approval to subdivide a tract of land to establish Copper Canyon – Unit 12 Subdivision, generally located northeast of the intersection of US Highway 281 and East Borgeld Drive. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
2. 20-11800344: Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD.,

and Steven S. Benson, AG Essential Housing Multi State 2, LLC., for approval to replat and subdivide a tract of land to establish Sage Meadows West – Unit 1 Subdivision, generally located southwest of the intersection of Interstate Highway 10 and FM 1518. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

3. 20-11800598: Request by Emiliano Guerrero, Forestar Group, Inc., for approval to subdivide a tract of land to establish Elizondo Subdivision, Unit 1, generally located southwest of the intersection of Interstate 10 East and FM 1518. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
4. 21-11800216: Request by Chris Weigand, CCE Group, LLC and CCE Group, LLC-Series A, for approval to subdivide a tract of land to establish ROW at Dietz Elkhorn Subdivision, generally located northeast of the intersection of Interstate 10 West and Dietz Elkhorn Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
5. 21-11800310: Request by Lloyd A. Denton, JR., Rogers 1604 Commercial, LTD., for approval to replat and subdivide a tract of land to establish Ridgeline Multi-Family Subdivision, generally located northeast of the intersection of Loop 1604 and Northwest Military Highway. Staff recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).
6. 21-11800447: Request by Roberto Leal, Leca Construction, LLC., for approval to subdivide a tract of land to establish Tuscany Villas Enclave Subdivision, generally located southwest of the intersection of Loop 410 and US Highway 90. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
7. 21-11800614: Request by Blake Harrington (Agent), CW-BSLB, LLC., for approval to subdivide a tract of land to establish Blue Skies Unit 5 Subdivision, generally located northwest of the intersection of U.S. Highway 90 West and W.T. Montgomery Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).
8. 21-11800655: Request by Allen W. Young, SRPF C/Interpark Holdings LP, for approval to replat and subdivide a tract of land to establish Interpark Industrial, located northwest of the intersection of US Highway 281 and Wurzbach Parkway. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

9. 21-11800691: Request by Mitchell Starnes, Escondida At Sunset, LLC, for approval to subdivide a tract of land to establish Escondida At Sunset Enclave Subdivision, generally located northeast of the intersection of Broadway Street and East Sunset Road. Staff recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

### **Comprehensive Master Plan Amendments**

10. (POSTPONED) PLAN AMENDMENT CASE PA-2022-11600054 (Council District 2): A request by Killen, Griffin & Farrimond PLLC, 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 "Light Industrial" to "Heavy Industrial" on 0.10 acres out of NCB 10576, located at 3442 Belgium Lane. (Associated Zoning Case Z-2022-10700154 S) (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
11. (Continued from 06/22/2022) PLAN AMENDMENT CASE PA-2022-11600042 (Council District 5): A request by Jessika Falcon, 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 "Mixed Use" on 0.4793 acres out of NCB 8250, located at 126 Northwest 36th Street. Staff recommends Denial. (Associated Zoning Case Z-2022-10700127) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department)
12. (Continued from 06/22/2022) PLAN AMENDMENT CASE PA-2022-11600051 (Council District 1): A request by Ivan Cortez, representative, for Approval of a Resolution amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Regional Commercial" on 0.160 acres out of NCB 9764, located at 4311 Blanco Road. Staff recommends Denial. (Associated Zoning Case Z-2022-10700145) (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)
13. PLAN AMENDMENT CASE PA-2022-11600047 (Council District 5): A request by Patrick Christensen, representative, 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 "Community Commercial" on the west 127 feet of the east 484 feet of the north 135 feet of Lot 23, and the west 50 feet of the east 357 feet of the north 135 feet of Lot 23, NCB 7899, located at 210 West Hart Avenue and 212 West Hart Avenue. Staff recommends Approval. (Associated Zoning Case Z-2022-10700130) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development

## Services Department

14. PLAN AMENDMENT CASE PA-2022-11600058 (Council District 9): A request by Killen, Griffin & Farrimond, PLLC, 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 "Community Commercial" to "High Density Residential" on Lot 20, NCB 12057, located at 707 Arion Parkway. Staff recommends Approval. (Associated Zoning Case Z-2022-10700164) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)
15. PLAN AMENDMENT CASE PA-2022-11600059 (Council District 6): A request by Killen, Griffin and 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 "Suburban Tier" and "Natural Tier" to "General Urban Tier" on Lot 3, Block 28, NCB 15849, generally located in the 10000 Block of Ingram Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700166) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department)
16. PLAN AMENDMENT CASE PA-2022-11600060 (Council District 8): A request by Killen, Griffin, and 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 12.775 acres of NCB 34760 and NCB 18333, generally located in the 20200 Block of Cresta Bella. Staff recommends Approval. (Associated Zoning Case Z-2022-10700167) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department)

## Approval of Minutes

17. Consideration and Approval of June 22, 2022 Minutes.

## Director's Report

## Adjournment

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.

### **ACCESS STATEMENT**

**The City of San Antonio ensures meaningful access to City meetings, programs and services by reasonably providing: translation and interpretation, materials in alternate formats, and other accommodations upon request. To request these services call (210) 207-6310 or Relay Texas 711 or by requesting these services online at <https://www.sanantonio.gov/gpa/LanguageServices>. Providing at least 72 hours' notice will help to ensure availability.**

Posted on: 07/08/2022 10:07 AM