

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services  
Center  
1901 S. Alamo

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**Wednesday, July 27, 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.

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 one and a half 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**

**1:00 PM: 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 Comments will be limited to 1.5 minutes.**

*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. 20-11800591: Request by Emiliano Guerrero, Forestar (USA) Real Estate Group, INC., for approval to subdivide a tract of land to establish Stolte Ranch Unit 3 Subdivision, generally located southwest of the intersection of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
2. 20-11800593: Request by Emiliano Z. Guerrero, Forestar (USA) Real Estate Group, INC., for approval to subdivide a tract of land to establish Stolte Ranch Unit 2 Subdivision, generally located southwest of the intersection of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.salinas@sanantonio.gov, Development Services Department)
3. 21-11800051: Request by Richard Mott, Lennar Homes of Texas Land Construction, LTD., for approval to subdivide a tract of land to establish Ruby Crossing Subdivision, Unit 2, generally located southwest of the intersection of Loop 1604 and Interstate Highway 37. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
4. 21-11800070: Request by Leslie Ostrander, Continental homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Langdon Unit 6, 8, 9, 10 Subdivision, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends

Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

5. 21-11800291: Request by Joe Aycock, Brooks Retail Partners, LTD., for approval to replat a tract of land to establish Brooks 17A Subdivision, generally located southwest of the intersection of Southeast Military Drive (Loop 13) and US Highway 281. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
6. 21-11800525: Request by Hugo A. Gutierrez, Vise Oaks I, LTD, for approval to subdivide a tract of land to establish Westpointe Multifamily Subdivision, generally located southwest of the intersection of West Loop 1604 and Wiseman Boulevard. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
7. 21-11800543: Request by Harry Ben Adams IV, McCombs Family Partners, LTD, for approval to subdivide a tract of land to establish Potranco/Dugas Retail Center I, generally located on the corner of Potranco Road and Dugas Drive. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)
8. 21-11800548: Request by Lloyd A. Denton Jr., AGI Kinder Ranch Unit 1, Ltd., for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit 1C (Enclave) Subdivision, generally located northwest of the intersection of Bulverde Road and East Borgfeld Drive. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
9. 21-11800690: Request by Shannon Birt, LGI Homes – Texas, LLC, for approval to subdivide a tract of land to establish Savannah Place, Unit 3 Subdivision, generally located southeast of the intersection of Loop 1604 and Interstate 10 East. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
10. 22-11800072: Request by Blake Harrington, Starlight Homes, for approval to subdivide a tract of land to establish Hooten Tract, Unit 2E Subdivision, generally located Southwest of the intersection of Talley Road and Culebra Road. Staff recommends Approval. (Elizabeth Neff, Planner, 210-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department)

## **Comprehensive Master Plan Amendments**

11. (Continued from 07/13/2022) 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](mailto:mirko.maravi@sanantonio.gov), Development Services Department)

12. PLAN AMENDMENT CASE PA-2022-11600044 (ETJ – Closest to Council District 8): A request to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from "Low Density Residential" to "Urban Low Density Residential" on 25.109 acres out of CB 4728, generally located at the northeast intersection of Hermosa Hill and Cielo Vista. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, [Christopher.Mccollin@sanantonio.gov](mailto:Christopher.Mccollin@sanantonio.gov), Development Services Department)
13. PLAN AMENDMENT CASE PA-2022-11600055 (Council District 3): A request by Patrick Christensen, representative, for Approval of a Resolution amending the Brooks Area Regional Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Business/Innovation Mixed Use" to "Urban Mixed Use" on 34.19 acres of CB 5160 located at 9613 US Highway 181 North. Staff recommends Denial. (Associated Zoning Case Z-2022-10700149) (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department )
14. PLAN AMENDMENT CASE PA-2022-11600061 (Council District 8): A request by Amir Namakforoosh, representative, for Approval of a Resolution amending the Huebner/ Leon Creeks Community 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 Lot 41, NCB 18294 located at 8390 North Verde Drive. Staff recommends Denial. (Associated Zoning Case Z-2022-10700176) (Ann Benavidez, Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)
15. PLAN AMENDMENT CASE PA-2022-11600064 (Council District 1): A request by Jose Corchado, representative, for Approval of a Resolution amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Community Commercial" on Lot 13, Block 2, NCB 8417, located at 232 Sherwood Drive. Staff recommends Denial. (Associated Zoning Case Z-2022-10700171 CD) (Ann Benavidez, Zoning Planner, (210) 207-8208, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department )
16. PLAN AMENDMENT CASE PA-2022-11600066 (Council District 6): A request by Caylea Pogue, 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” to “General Urban Tier” on 33.095 acres out of NCB 18083, located at 7127 Ingram Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700180) (Elizabeth Steward, Planner, (210) 207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)

## **Other Items**

17. Consideration and recommendation of amendments to Chapter 35 of the Municipal Code, the Unified Development Code, affecting all Articles and Appendices. These amendments are part of the 2021 UDC update program. (Logan Sparrow, Development Services Policy Administrator, (210) 207-8691, [Logan.Sparrow@sanantonio.gov](mailto:Logan.Sparrow@sanantonio.gov))

## **Approval of Minutes**

18. Consideration and Approval of July 13, 2022 Planning Commission Minutes.

## **Director’s Report**

## **Adjournment**

At any time during the meeting, the Planning Commission Meeting 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: 07/22/2022 01:27 PM