

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services  
Center  
1901 S. Alamo

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**Wednesday, August 24, 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 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**

**1:30 PM 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. 20-11800384: Request by Leslie Ostrander, Continental Homes of Texas LP., for approval to subdivide a tract of land to establish Riverstone – Unit A1 Subdivision, generally located northwest of the intersection of Talley Road and Galm Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
2. 20-11800512: Request by Pricilla Wright, for approval to subdivide a tract of land to establish Oak Island Dr. Subdivision, generally located southwest of the intersection of Loop 1604 and Oak Island Drive. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
3. 21-11800126: Request by Sean Ratterree, Buckskin Group, LLC, for approval to replat and subdivide a tract of land to establish Buckskin Apartments Subdivision, generally located northwest of the intersection of Interstate 10 and Buckskin Drive. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
4. 21-11800138: Request by Emiliano Z. Guerrero, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Stolte Ranch Bridge Subdivision, generally located southwest of the intersection of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
5. 21-11800184: Request by Shane Davis, SDK Development, LLC. and Harry Hausman, Vintage

Oaks LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Unit 18A, generally located southeast of the intersection of Potranco Road and County Road 381 in Medina County. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

6. 21-11800186: Request by Shane Davis, SDK Development, LLC and Harry Hausman, Vintage Oaks, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Unit 18B Subdivision, generally located southeast of the intersection of Potranco Road and County Road 381. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
7. 21-11800230: Request by Gordon Hartman, Talley Extension Revitalization Initiative, LLC., for approval to replat and subdivide a tract of land to establish Morgan Meadows Unit 3A Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
8. 21-11800234: Request by Gordon Hartman, Talley Extension Revitalization Initiative, LLC, for approval to subdivide a tract of land to establish Morgan Meadows, Unit 3B Subdivision, generally located southeast of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
9. 21-11800238: Request by Gordon Hartman, Talley Extension Revitalization Initiative, LLC., for approval to replat and subdivide a tract of land to establish Morgan Meadows, Unit 2B Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
10. 21-11800244: Request by Gordon V. Hartman, Talley Extension Revitalization Initiative LLC, for approval to replat and subdivide a tract of land to establish Morgan Heights Phase 1B Subdivision, generally located northwest 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)
11. 21-11800449: Request by Chris V. Cox, CVC Nacogdoches LP, for approval to replat and subdivide a tract of land to establish Fairview Acres Subdivision Unit 2A, generally located southwest of the intersection of Nacogdoches Road and North Loop 1604 East. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

12. 21-11800506: Request by Rudy Munoz, Century Land Holdings II, LLC., for approval to subdivide a tract of land to establish Chavaneaux Subdivision Unit 5, generally located south of the intersection of East Chavaneaux Road and Chavaneaux Landing. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
13. 21-11800579: Request by Blake Harrington, Arroyo CAP II-2, LLC. and Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Echtle Tract Unit-1, generally located southwest of US Highway 90 and Masterson Road. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)
14. 22-12000008: Request by Ashley Farrimond (agent), 281/Overlook Partners LTD., 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 Overlook Town Center Unit 1 Subdivision, generally located northeast of the intersection of U.S. Highway 281 and Sendero Verde. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

## **Street Rename**

## **Comprehensive Master Plan Amendments**

15. (POSTPONED) PLAN AMENDMENT CASE PA-2022-11600077 (ETJ – Closest to 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 "Suburban Tier" on 10.58 acres out of CB 4727, located at 7251 Heuermann Road. (Associated Zoning Case Z-2022-10700206) (Joyce Palmer, Senior Planner, (210) 207-5405, Joyce.Palmer@sanantonio.gov, Planning Department).
16. (WITHDRAWN) PLAN AMENDMENT CASE-PA-2022-11600082 (Council District 5): A request by Orfa Trevino, 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 "Neighborhood Commercial" to "Regional Commercial" on Lot 1, Block 10, NCB 2840, located at 346 Cottonwood Avenue. (Associated Zoning Case Z-2022-10700201 CD) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department)
17. (Continued from 08/10/2022) PLAN AMENDMENT CASE PA-2022-11600069 (Council District 1): A request by Patrick Christensen P.C., representative, for Approval of a Resolution

amending the Midtown Area Regional Center, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed Use and Urban Low Density Residential" to "Neighborhood Mixed Use" on Lot 4, Block 2, NCB 6201, Lot 5, Block 2, NCB 6201, Lot 87, Block 2, NCB 3099, 0.120 acres out of NCB 3099 and 0.0720 acres out of NCB 3099, located at 610 and 618 East Woodlawn Avenue, 412, 416 and 418 East Craig Place. Staff recommends Approval. (Associated Zoning Case Z-2022-10700182) (Mirko Maravi, Planning Coordinator, (210) 207-0107, [mirko.maravi@sanantonio.gov](mailto:mirko.maravi@sanantonio.gov), Development Services Department)

18. (Continued from 08/10/2022) PLAN AMENDMENT CASE PA-2022-11600076 (Council District 1): A request by Killen, Griffin, and Farrimond, PLLC, representative, for Approval of a Resolution amending the Midtown Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed Use" to "Urban Mixed Use" on 1.249 acres out of NCB 1714, located at 2200 McCullough Avenue. Staff recommends Approval. (Associated Zoning Case Z-2022-10700163) (Elizabeth Steward, Planner, 210-207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)
19. PLAN AMENDMENT PA-2022-11600070 (Council District 10): 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 "Agribusiness Tier" to "Specialized Center" on 0.158 acres out of NCB 15911, located at 11135 North Interstate Highway 35. Staff recommends Denial. (Associated Zoning Case Z-2022-10700196 S) (Elizabeth Steward, Planner, 210-207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)
20. PLAN AMENDMENT CASE PA-2022-11600073 (Council District 1): A request by Miriam Rodriguez, applicant, 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 "Neighborhood Commercial" on Lot 15, Block 5, NCB 6176, located at 827 Viendo. Staff recommends Denial. (Associated Zoning Case Z-2022-10700199 CD) (Ann Benavidez, Planner, (210) 207-8202, [ann.benavidez@sanantonio.gov](mailto:ann.benavidez@sanantonio.gov), Development Services Department)
21. PLAN AMENDMENT PA-2022-11600079 (Council District 2): A request by Killen, Griffin and Farrimond, PLLC, representative, for Approval of a Resolution amending the Midtown Area Regional Center, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "High Density Residential" on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends Denial. (Associated Zoning Case Z-2022-10700211) (Elizabeth Steward, Planner, 210-207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)

22. PLAN AMENDMENT CASE-PA-2022-11600084 (Council District 5): A request by John Olivarez, applicant, for Approval of a Resolution amending the Guadalupe/ Westside 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 the north 112 feet of Lot 10, Lot 11, and Lot 12, Block 3, NCB 2353, located at 2004 Monterey Street. Staff recommends Approval. (Associated Zoning Case Z-2022-10700185) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department)

### **Other Items**

23. Resolution recommending the declaration as surplus and authorizing the disposition and conveyance of the nine (9) surplus properties described in Attachment A. The properties will be conveyed to San Antonio Affordable Housing, Inc., the non-profit entity of the Office of Urban Redevelopment the Urban Renewal Agency for the City of San Antonio to be used for the affordable housing program. [Deborah Bell, Senior Real Estate Specialist, Neighborhood & Housing Services, (210) 207-5460, Deborah.Bell@sanantonio.gov.]
24. S.P. 2360 – Resolution recommending the City of San Antonio declare as surplus and sell property located at 1538 W. Hermosa Drive within New City Block 7089 in Council District 1, as requested by Damaso Christian Garza, for a fee of \$13,700.00. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department)
25. Briefing on the City's FY 2023 Proposed Operating Budget & FY 2023 - FY 2028 Capital Improvements Plan. (Alfredo Martinez, Assistant Director for the Office of Management & Budget and Razi Hosseini, Direct of Public Works)

### **Approval of Minutes**

26. Consideration and Approval of August 10, 2022 Planning Commission 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: 08/19/2022 02:27 PM