

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 S. Alamo

Wednesday, February 23, 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 | Britney Schindler |
Anamari Milam | 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

Work Session 12:00 PM

- a. **Discussion on proposed 40 external UDC amendments that are beyond editing and clarifying. No official action will be taken.**
- b. **Briefing on the Draft Highway 151 and Loop 1604 Area Regional Center Plan.**
- c. **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. 19-11800416: Request by Blake E. Harrington, Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Liberte Ventura, Unit 7 Subdivision, generally located northwest of the intersection of Binz-Engleman Road and FM 1516. Staff recommends Approval.

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

2. 20-11800035: Request by Gil Berkovich, Alamar SA, LLC, for approval to subdivide a tract of land to establish Bulverde Oaks Gold Canyon Subdivision, generally located northeast of the intersection of Loop 1604 and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
3. 20-11800483: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valdez Subdivision, Unit 2 Subdivision, generally located northeast of the intersection of Highway 90 and Highway 211. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
4. 21-11800005: Request by Blake Harrington, Starlight Homes; and Talley Road, LTD for approval to subdivide a tract of land to establish Hooten Tract, Unit 2A-2 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Joshua Orton, Senior Planner, 210-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
5. 21-11800025: Request by Harry L. Hausman, Lyndsey Haus Development, LLC, for approval to subdivide a tract of land to establish Boardwalk Subdivision, generally located southwest of the intersection of Interstate 10 and FM 1518. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
6. 21-11800117: Request by Lloyd A. Denton Jr., Annabelle Ranch Unit 1 Ltd., for approval to subdivide a tract of land to establish Annabelle Ranch Unit 3 Subdivision, generally located southeast of the intersection of South Foster Road and US Highway 87. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
7. 21-11800141: Request by Rudy Munoz, Century Land Holdings, LLC, for approval to replat and subdivide a tract of land to establish Millican Grove Phase 4, generally located southwest of the intersection of Graytown Road and Interstate 10. Staff recommends Approval. (Joshua Orton, Senior Planner, 210-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
8. 21-11800182: Request by Martin Rico, Gramercy Village, LLC, for approval to subdivide a tract of land to establish Gramercy Village Enclave Subdivision, generally located southwest of the intersection of Old Farm-to-Market Road 471 West and Culebra Road. Staff recommends

Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

9. 21-11800194: Request by David A. McGowen, M/I Homes of San Antonio LLC, for approval to subdivide a tract of land to establish Blue Ridge Ranch Subdivision Unit 9 Subdivision, generally located northeast of the intersection of New Sulphur Springs Road and Southcross Ranch Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
10. 21-11800204: Request by Mesha Millsap, Rio Perla Properties, LP, for approval to replat a tract of land to establish Pearl Karnes I.D.Z. Subdivision, generally located northwest of the intersection of Interstate 35 and US Highway 281. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
11. 21-11800248: Request by Kirk Breitenwischer, Castlerock Communities, LLC for approval to subdivide a tract of land to establish Red Hawk Landing Unit 1A Subdivision, generally located southeast of the intersection of South WW White Road and Hildebrandt Road. Staff recommends Approval. (Joshua Orton, Senior Planner, 210-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
12. 21-11800360: Request by Joe Aycok, Brooks Retail Partners, LTD, for approval to subdivide a tract of land to establish Brooks Town Center East Subdivision, generally located southeast of the intersection of Southeast Military Drive and South New Braunfels Avenue. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
13. 22-12000001: Request by Jacobo Malca, Milestone Land Investments, Ltd., for approval of a two (2) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC) for Plat # 180092 Dodge City Square Subdivision, generally located northwest of the intersection of West Loop 1604 and Marbach Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

Street Rename

Variances

14. TPV 22-019 TRE-APP-APP21-38801076 – McCrary Tract Subdivision Units 1, 2, 4, & 5 - Variance Request to mitigate for removal of significant trees in excess of the 80% tree preservation requirements and below 100% preservation of heritage trees within the Floodplain &

Environmentally Sensitive Areas in place under the 2010 Tree Preservation Ordinance. Requested by Sean McFarland, P.E., Cude Engineers, for a variance to remove trees in excess of the 80% preservation of tree stand preservation within the Floodplain and 100% heritage tree preservation requirement within the Floodplain and Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance. Staff supports the variance request.

15. TPV 22-018 TRE-APP-APP21-38800372 – Stillwater Ranch Phase 3 MDP - Variance Request to mitigate for removal of tree stand in excess of the 80% tree preservation requirements within the Environmentally Sensitive Areas (ESA) in place under the 2010 Tree Preservation Ordinance. Requested by Jon Robinson, Horizon Design and Development, for a variance to remove trees in excess of the 80% preservation of tree stand preservation within the Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance. Staff supports the variance request.

Comprehensive Master Plan Amendments

16. (Continued from 02/09/2022) PLAN AMENDMENT CASE PA-2022-11600002 (Council District 2): A request by Shahram Mahmoudi, applicant, for Approval of a Resolution amending the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Low Density Residential" to "Low Density Mixed Use" on Lot 14, Block G, NCB 1659, located at 917 Nolan Street. Staff recommends Approval. (Associated Zoning Case Z-2022-10700005) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)
17. PLAN AMENDMENT CASE PA-2022-11600005 (Council District 1): A by request by Reyna Symns, property owner, 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 Lots 13-16, Block 33, NCB 8430, located at 714 Vance Jackson. Staff recommends Denial. (Associated Zoning Case Z-2022-10700015) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
18. PLAN AMENDMENT CASE PA-2022-11600007 (Council District 2): A request by Killen, Griffin, Farrimond, PLLC, representative, for Approval of a Resolution amending the Camelot 1 Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" and "Business Park" to "Business Park" on 48.9062 Acres out of NCB 15894, generally located Northwest of Eisenhower Road and Walzem Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700017) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

19. PLAN AMENDMENT CASE PA-2022-11600009 (Council District 7): A request by Ridge DB, LLC, 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 "Suburban Tier" to "Mixed Use Center" on 3.897 acres out of NCB 34479, located at 10225 Braun Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700021) (Despina Matzakos, Planner, (210) 207-5407, Despina.Matzakos@sanantonio.gov, Development Services Department)

Other Items

20. Discussion and Action for Planning Commission to sponsor 40 proposed external UDC amendments that are beyond editing and clarifying. The 40 external amendments affecting the following sections of the UDC: 35-390, 35-420, Division 5 Natural resource protection, 35-102, 35-301, 35-430, 35-503, 35-525, 35-A101, 35-523, 35-402, 35-422, 35-399.06, 35-409, 35-F106, 35-F124, 35-F131, Appendix H Chapters 2, Appendix H Chapter 4, Appendix H Chapter 19, 35-343.01, 35-503, 35-310.01, 35-408, 35-403, 35-310.01, 35-374.01, 35-399.03, 35-409, 35-377, 35-373, 35-334, 35-399.07, 35-399.04, 35-397, 35-408, 35-311. (Logan Sparrow, Policy Administrator, 210-207-8691, UDCamendments@sanantonio.gov, Development Services Department).
21. A resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by removing a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of way, between existing Pinn Road and existing Highway 151. (Teena Bailey, Special Projects Manager, 210-207-7761, teena.bailey@sanantonio.gov, Transportation Department)

Approval of Minutes

22. Consideration and Approval of the February 9, 2022 Planning Commission minutes.

Director's Report

2021 Unified Development Code amendment cycle update

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) 207-7720. 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- 7720. 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).

Posted on: 02/18/2022 01:39 PM