

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, November 18, 2020

9:00 AM

Videoconference

**NO IN-PERSON PUBLIC ACCESS TO THIS MEETING. READ BELOW FOR MULTIPLE
WAYS TO PARTICIPATE AND PROVIDE COMMENT.**

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

Christopher Garcia, Chair |

Connie Gonzalez, Vice Chair | George Peck, Pro-Tem |

Michael Garcia Jr. | VACANT | John Jackson | Julia Carrillo |

Matthew Proffitt | VACANT |

Ex-Officio Members

Joy McGhee, Chair Zoning Commission | Roger Martinez, Chair Board of Adjustment |

TBD, Councilmember | Erik Walsh, City Manager |

To protect the health of the public and limit the potential spread of COVID-19, the Planning Commission (PC) will hold this meeting via videoconference. These meeting standards are based upon the various suspended provisions of the Open Meetings Act issued by the Texas Governor in response to the COVID 19 crisis. These modified standards shall remain in place until further notice or until the state disaster declaration expires or is otherwise terminated by the Texas Governor.

To watch and listen to this meeting, visit www.sanantonio.gov/DSD/Boards/MeetingVideos. To listen to audio only, call 210-206-LIVE (5483).

Public Comment

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 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 a written statement at 1901 S Alamo by 8 AM 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 two 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 and / or address of the request.
3. Sign up to give your comments live during the meeting by leaving your name, telephone number, and item on which you would like to speak on at 210-206-PLNG (7564). City staff will call you when your item is up for discussion, but cannot guarantee a specific time after 9 AM. Once you join the call, you will be given two minutes to provide your comments.

*Note: Comments may be submitted in English or Spanish. Written comments, voicemails, and request to make comments during the meeting live must be received by Tuesday, November 17th, at 10 am to give time for translation.

8:30 a.m. - Work Session -

Neighborhood Association & Community Organization Registration Policy Update

Work Session - 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.

9:00 A.M. - Call to Order

- Roll Call

- Public Comment

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

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. [20-6575](#) 18-900089: Request by Scott Roberts, MHC Land Holdings, LLC, for approval to subdivide a tract of land to establish Woodlake Estates MH – Phase V, generally located east of the intersection of Walzem Road and Woodlake Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
2. [20-6588](#) 18-90099: Request by Leslie K. Ostrander, Chtex of Texas, Inc., for approval to subdivide a tract of land to establish Whisper Falls Unit 2D Subdivision, generally located southeast of the intersection of U.S. Highway 90 and Masterson Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
3. [20-6632](#) 19-11800022: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch – Units 24C & 24D Subdivision, generally located northwest of the intersection of Galm Road and Culebra Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
4. [20-6672](#) 19-11800131: Request by Martin Rico, Manager, Lynwood Village, LLC., for approval to replat and subdivide a tract of land to establish Lynwood Village Enclave Unit 2, generally located northeast of the intersection of Loop 1604 and Marbach Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
5. [20-6583](#) Land Plat 19-11800181: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch Subdivision, Unit 7, generally located northwest of the intersection of Old Paseo Way and Ralph Fair Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

6. [20-6466](#) 19-11800254: Request by Seth Thomas, Diamond Shine 2, LLC., for approval to subdivide a tract of land to establish Diamond Shine 2, generally located southwest of the intersection of US Highway 281 and Bulverde Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
7. [20-6370](#) 19-11800269: Request by David Brodbeck, K.B. Home Lone Star, INC., for approval to replat and subdivide a tract of land to establish Falcon Landing Unit 7, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
8. [20-6386](#) 19-11800274: Request by Brian Barron, Lennar Homes of Texas Land & Construction Ltd, for approval to replat and subdivide a tract of land to establish Sage Meadows Unit 2&3 Subdivision, generally located southwest of the intersection of IH-10 East and FM 1518. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
9. [20-6669](#) 19-11800410: Request by Paul Powell, HDC Davis Ranch, LLC, for approval to subdivide a tract of land to establish Davis Ranch Subdivision, Unit 4A/4B Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
10. [20-6443](#) 19-11800450: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to replat and subdivide a tract of land to establish Paloma Subdivision Unit 9, generally located southeast of the intersection of Interstate 10 East and Loop 1604. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

11. [20-6609](#) 19-11800454: Request by Frank Sitterle, Jr., Sitterle Homes, for approval to subdivide a tract of land to establish Kinder Northeast, Unit-5B (PUD) Subdivision, generally located west of the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
12. [20-6464](#) 19-11800459: Request by Israel Fogiel, RR Group, Ltd., for approval to replat a tract of land to establish Westbury Heights Subdivision, generally located southwest of the intersection of Hunt Lane and Marbach Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
13. [20-6608](#) 20-11800078: Request by Michael C. Brisch, PHSA-NW315, LLC., for approval to replat and subdivide a tract of land to Kallison Ranch Phase 2 Unit 8 Subdivision, generally located southwest of the intersection of Kallison Lane and Ranch View West. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
14. [20-6636](#) 20-11800150: Request by Blake Honigblum (Agent), Abiso Development LLC for Maha Laxmi, LTD, Hedad Inc. & Miller Sam S., for approval to replat and subdivide a tract of land to establish The Shops at Babcock Subdivision, generally located southwest of the intersection of Loop 1604 and Babcock Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
15. [20-6444](#) 20-11800228: Request by J.L. “Joey” Guerra, Jr. HPSA Land Partners, LLC, for approval to replat and subdivide a tract of land to establish Horizon Pointe Units 9 & 22 Subdivision, generally located southeast of the intersection of Binz-Engleman Road and Woodlake Parkway. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

16. [20-6670](#) 20-11800269: Request by Lange Allen, USRE STAR, LLC, for approval to subdivide a tract of land to establish Project Star Plat Subdivision, generally located southeast of the intersection of Foster Road and Cal Turner Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
17. [20-6423](#) 20-11800279: Request by Blake Yantis, SA Rocking in the Free World, LLC., for approval to replat and subdivide a tract of land to establish Medical Center Residential, generally located southeast of the intersection of Babcock Road and Huebner Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Time Extension

18. [20-6631](#) 20-12000011: Request by Salah E Diab (Agent) EVP, LLC, for approval of a one (1) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development code (UDC), for Plat # 170362 - Evergreen Viewpointe Subdivision (IDZ), generally located southwest the intersection of West Evergreen Street and Lewis Street. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
19. [20-6641](#) 20-12000012: Request by Jason Gale, Timberwood Development Co., 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 # 160137 - Timberwood Park Unit 65, generally located northeast of the intersection of Slumber Pass and Best Way. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Variances

20. [20-6756](#) TPV 21-007: Request by Mr. James McKnight for approval of a tree preservation variance request from Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas”, generally located at the Southwest corner of Babcock Road and Kyle-Seale Parkway. Staff recommends approval. (Herminio Griego, (210) 207-6242, herminio.griego@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

21. [20-6346](#) PLAN AMENDMENT CASE PA-2020-11600067 (Council District 8): A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from “Regional Mixed Use” to “Urban Mixed Use” on 5.861 acres out of NCB 14890, generally located in the 5800 block of UTSA Boulevard. Staff recommends Denial. (Associated Zoning Case Z-2020-10700214) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Other Items

22. [20-6083](#) A request by the Parks and Recreation Department for approval of a resolution recommending the acceptance of a donation of an 8.763 acre tract of land in NCB 17929 located at the 8200 block of Guilbeau Road in City Council District 7. Staff recommends Approval. (Rocky Duque de Estrada, (210) 207-2873, roque.duquedeestrada@sanantonio.gov, Parks and Recreation Department)

23. [20-6110](#) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of the East & West Connector from FM 1516 to Loop 1604 and a proposed segment of Schuwirth Road from FM 1346 to Loop 1604, generally located in eastern Bexar County. Staff recommends Approval. (Marco Hinojosa, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Public Works Department)
24. [20-6582](#) S.P. 2246 Consideration of a Resolution recommending the closure, vacation and abandonment of a 0.105 of an acre (4,590 square feet) portion of North Main Street , and a 0.054 of an acre (2,358 square feet) portion of Soledad Street, New City Block 154 in Council District 1, as requested by 305 Soledad Lot Ltd. Staff recommends Approval. [Mary L. Fors, Senior Real Estate Specialist, (210) 207-4083, mary.fors@sanantonio.gov]
25. [20-6589](#) A public hearing and resolution recommending approval of the release of 141.5 acres, generally located north of Lookout Road, east of Evans Road, south of Nacogdoches Road-FM 2252, and west of Doerr Lane in Comal County from the City of San Antonio's, Extraterritorial Jurisdiction (ETJ) to the City of Schertz and an associated agreement. Staff recommends Approval. [Priscilla Rosales-Piña, Planning Department, (210)207-7839, Priscilla.rosales-pina@sanantonio.gov].
26. [20-6674](#) A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District to later be named the Lemon Creek Special Improvement District subject to the execution of a Development Agreement between the City of San Antonio and VEP Lemon Creek LP. Staff recommends Approval. [Clint Eliason, Planning Coordinator, Planning Department, (210)207-0268, clinton.eliason@sanantonio.gov.]

27. [20-6676](#) A public hearing and resolution approving the Third Amendment to the Agreement for Services in Lieu of Annexation between the City of San Antonio and the Owners of the Westside 211 Special Improvement District, generally located southwest of the intersection of State Highway 211 and Potranco Road in the extraterritorial jurisdiction (“ETJ”) of San Antonio in Bexar County, Texas. This Amendment revises the boundaries of the Public Improvement District (PID) by adding a 136.759 acre parcel of land; applies terms and conditions of the Agreement to the newly added land; and assigns Lateral I, LLC as the PID Extension’s Owners. Staff recommends Approval. [Clint Eliason,, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, (210) 207-0268.]
28. [20-6679](#) Public Hearing and consideration of a resolution recommending the approval of the proposed annexation of approximately 392.3 acres of land which are contiguous to the city limits and located within the City of San Antonio (City)'s Extraterritorial Jurisdiction (ETJ) in south Bexar County. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, 210-207-0268).
29. [20-6693](#) A public hearing and resolution recommending the City of San Antonio’s consent to the creation by Bexar County of a Public Improvement District, to later be named the Briggs Ranch Special Improvement District, and approval of a Development Agreement between the City of San Antonio and Convergence Brass, LLC. Staff recommends Approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, (210)207-7839, priscilla.rosales-pina@sanantonio.gov.]
30. [20-6694](#) A public hearing and resolution recommending the City of San Antonio’s consent to the creation by Bexar County of a Public Improvement District, to later be named the Tres Laurels Special Improvement District, subject to the execution of a Development Agreement between the City of San Antonio and Equitable Land Holdings, LLC, Hooda Enterprises, Inc. and SA Given to Fly, LLC. Staff recommends Approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, (210)207-7839, priscilla.rosales-pina@sanantonio.gov.]

Approval of Minutes

31. [20-6607](#) Consideration and Action on the Minutes from October 28, 2020.

Adjournment