

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, December 16, 2020

9:00 AM

Videoconference

Livestream: www.sanantonio.gov/DSD/Boards/MeetingVideos

Telephone Access: 210-206-5483

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. | Meredith Siegel | John Jackson | Julia Carrillo |

Matthew Proffitt | Samer Dessouky |

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, December 15th, at 10 am to give time for translation.

8:30 a.m. - 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. [20-6581](#) 19-11800046: Request by Rudy Munoz, Century Communities, for approval to subdivide a tract of land to establish Palo Alto Trails II Unit 3 & 4, generally located near intersection of South Loop 410 and State Highway 16. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
2. [20-7157](#) 19-11800071: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Valley Ranch Units 15 & 16 Subdivision, generally located north of Ranch View East and west of Galm Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
3. [20-7139](#) 19-11800113: Request by David Brodbeck, KB Homes Lonestar, Inc., for approval to subdivide a tract of land to establish Falcon Landing Unit-5 Subdivision, generally located southeast of the intersection of Culebra Road and Geronimo Drive. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
4. [20-7030](#) 19-11800119: Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC, for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 2 Unit 7B Subdivision, generally located southeast of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
5. [20-7103](#) 19-11800180: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Redbird Ranch Unit 8C, generally located northeast of the intersection of Reeves Loop and Rose Spoonbill. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

6. [20-7040](#) 19-11800213: Request by Fred Ghavidel, New Leaf Homes, LLC., for approval to subdivide a tract of land to establish Ackerman Gardens Unit 5 Subdivision, generally located northeast of the intersection of Woodlake Parkway and Interstate 10. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
7. [20-7270](#) 19-11800234: Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Kendall Brook Unit 3 Subdivision, generally located southeast of the intersection of Walzem Road and Seguin Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
8. [20-7026](#) 19-11800274: Request by Richard Mott, Lennar Homes of Texas Land & Construction Ltd, to rescind the approval of plat # 19-11800274 - Sage Meadows Unit 2&3 Subdivision, generally located northwest of the intersection of Abbott Road and FM 1518. Plat no. 19-11800274 was approved by Planning Commission on November 18, 2020. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
9. [20-7159](#) 19-11800355: Request by Hugo Gutierrez, SPH Culebra LTD, Felipe Gonzalez, Pulte Homes of Texas L.P., and Paul Powell, HDC Old Culebra, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Commons Phase 2 Subdivision, generally located southeast of the intersection of Culebra Road and Old FM 471. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
10. [20-7161](#) 19-11800386: Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 2 Unit 7C Subdivision, generally located southeast of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

11. [20-7052](#) 19-11800458: Request by Israel Fogiel, GAC Management Co.Ltd., for approval to replat a tract of land to establish Columbia Square Subdivision, generally located southwest of the intersection of Loop 410 and Marbach Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
12. [20-7133](#) 20-11800012: Request by Paul Powell, HDC Old Culebra, LLC. and Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Westpointe North Unit 1D Subdivision, generally located southwest of the intersection of Culebra Road and Gass Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
13. [20-7175](#) 20-11800019: Request by Michael C. Brisch, Perry Homes, LLC., for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 2 Unit 9B Subdivision, generally located west 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. [20-7173](#) 20-11800070: Request by Brent Goodwin, Borden River Road, LP, for approval to subdivide a tract of land to establish Borden Park Subdivision TIF, generally located southeast of the intersection of North St Mary's Street and East Ashby Place. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
15. [20-7172](#) 20-11800075: Request by Simon Kuri, Lamb Road Properties, LLC, for approval to subdivide a tract of land to establish Lamb Subdivision PUD, generally located northeast of the intersection of Medical Drive and Lamb Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

16. [20-7183](#) 20-11800109: Request by Lee Darnold, Viva Land Ventures, LP, for approval to replat and subdivide a tract of land to establish Blue Ridge Ranch Unit 5 Subdivision, generally located northeast of the intersection of Loop 410 and New Sulphur Springs Drive. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
17. [20-7174](#) 20-11800110: Request by Lee Darnold, Viva Land Ventures, L.P., for approval to subdivide a tract of land to establish Blue Ridge Ranch Subdivision Unit 4, generally located northeast of the intersection of Southcross Ranch Road and New Sulphur Springs. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
18. [20-7158](#) 20-11800138: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Langdon-Unit 5 Subdivision, generally located west of the intersection of Cibolo Vista and Evans Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
19. [20-7032](#) 20-11800162: Request by David C. Frye, Rausch Coleman Homes San Antonio, LLC., for approval to replat and subdivide a tract of land to establish Pleasanton Farm Estates, generally located east of the intersection of Loop 410 and Pleasanton Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
20. [20-6409](#) 20-11800168: Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to replat and subdivide a tract of land to establish Cardinal Ridge Subdivision, generally located northwest of the intersection of Loop 410 and Marbach Rd. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

21. [20-7190](#) 20-11800307: Request by David J. Buck, MPLD II Rodeo, LLC., for approval to subdivide a tract of land to establish Smile Subdivision, generally located southeast of the intersection of US Hwy 90 West and West TX 1604 Loop South. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
22. [20-7184](#) 20-11800364: Request by Milton H. Miller Jr. Miller Kallison Ranch LLLP and Kallison Ranch of Texas Limited Partnership, for approval to subdivide a tract of land to establish SEC Culebra at Talley Subdivision, generally located southeast of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

23. [20-7002](#) PLAN AMENDMENT CASE PA-2020-11600068 (Council District 5): A request by Arleth Estrada, applicant, for approval of a Resolution to amend the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Low Density Residential” to “Low Density Mixed-Use” on 0.2411 acres out of NCB 3873, located at 119 Pruitt Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700238) (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department)
24. [20-7003](#) PLAN AMENDMENT CASE PA-2020-11600069 (Council District 2): A request by Caesar P. Flores, applicant, for approval of a Resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Neighborhood Commercial” to “Community Commercial” on Lot B, NCB 10744, located at 2700 Rigsby Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700255) (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

25. [20-7054](#) PLAN AMENDMENT CASE PA-2020-11600071 (Council District 6): A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "General Urban Tier" to "Specialized Center" on 0.255 acres out of NCB 17246, generally located in the 6800 block of Fairgrounds Parkway. Staff recommends Approval. (Associated Zoning Case Z-2020-10700257) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)
26. [20-7228](#) PLAN AMENDMENT CASE PA-2020-11600072 (Council District 8): A request by Killen, Griffin, & Farrimond, PLLC, representative, for approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on 9.1117 acres out of NCB 18333, located at 18104 Babcock Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700258) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
27. [20-7057](#) PLAN AMENDMENT CASE PA-2020-11600074 (Council District 2): A request by ADA Consulting, Inc., representative, for approval of a Resolution to amend the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks Open Space" to "Mixed Use" on Lot 9 and Lot 10, NCB 6056, located at 1222 Sherman Street. Staff recommends Approval. (Associated Zoning Case Z2020-10700269) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services).
28. [20-7055](#) PLAN AMENDMENT CASE PA-2020-11600075 (Council District 4): A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on 14.42 acres out of CB 4300, generally located in the 13000 block of Somerset Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700272) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

29. [20-7056](#) PLAN AMENDMENT CASE PA-2020-11600076 (Council District 3):
A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Agribusiness RIMSE Tier" to "Suburban Tier" on 521.58 acres out of CB 4010, located at 21193 Lamm Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700273) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

Other Items

30. [20-6733](#) S.P. 2244 – Resolution recommending the closure, vacation and abandonment of an unimproved portion of Copeland Drive Public Right-of-Way within New City Blocks 10574 and 14037 in Council District 2, as requested by Chrismari, Inc. d/b/a Splashtown for a fee of \$40,600.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)
31. [20-7218](#) Appointment of three Planning Commission Members to the Planning Commission Technical Advisory Committee for a two year term.

Approval of Minutes

32. [20-7188](#) Consideration and Action on the Minutes from November 18, 2020.

Adjournment