

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, January 27, 2021

2:00 PM

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.**

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.

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

John Bustamante, Chair Zoning Commission | TBD, 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 10 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 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 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 2 pm. 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, January 26, at 10 am to give time for translation.

1:45 p.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.

2:00 P.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.

Other Items

1. [21-1250](#) Election of Officers

Plats

2. [21-1216](#) 19-11800039: Request by Leslie Ostrander, Continental Homes of Texas for approval to replat and subdivide a tract of land to establish Valley Ranch-Unit 22, generally located northwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

3. [21-1213](#) 19-11800144: Request by Jay Patterson, Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 2 Unit 4 PUD Subdivision, generally located west of the intersection of Scenic Loop Road and Ivory Canyon. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

4. [21-1214](#) 20-11800081: Request by Timothy Pruski, Agent, SA Blue Ridge Ranch, Ltd., for approval to subdivide a tract of land to establish Blue Ridge Ranch Subdivision Unit 2, generally located east of the intersection of Southcross Ranch Road and New Sulphur Springs Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

5. [21-1210](#) 20-11800082: Request by Timothy Pruski, Agent, SA Blue Ridge Ranch Ltd., for approval to subdivide a tract of land to establish Blue Ridge Ranch Unit 3 Subdivision, generally located northeast of the intersection of Loop 410 and New Sulphur Springs Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

6. [21-1215](#) 20-11800468: Request by David J. Buck, I35 Crosswinds, LLC., for approval to subdivide a tract of land to establish Crosswinds Last Mile Subdivision, generally located at the intersection of Tech Com and Crosswinds Way. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Variances

7. [21-1084](#) FPV #21-002 FPDP #2021142 - Culebra Creek Channel Improvements Capital Project: Request by City of San Antonio Public Works Department's Project Delivery Division for approval of a variance request associated with a Floodplain Development Permit (FPDP) #2021142 for channel improvements along a segment of Culebra Creek that will provide 100-year flood reduction benefits for a number of adjacent properties. The engineering analyses show slight water surface elevation rises downstream of the project limits. Staff recommends Approval. [Sabrina Santiago, Interim Storm Water Engineering Manager, (210) 207-0182, sabrina.santiago@sanantonio.gov, PWD Department]

8. [21-1223](#) TPV 21-024: Tree Preservation Variance for Crescent Hills Subdivision Unit 1: Request by Mr. Richard Mott, P.E. for approval of a tree preservation variance request from Unified Development Code Section 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", located southwest of the intersection of SW Loop 410 and Old Pearsall Rd. Staff recommends Approval. (Mark Bird, City Arborist, (210) 207-0278, Mark.Bird@sanantonio.gov, Development Services Department)

9. [21-1243](#) TPV 21-030 East Gate Industrial Park: Request by Mr. Jon Robinson, RLA, 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", general located on IH-10, approximately 2,800 feet east of the IH-10 and Ackerman Road intersection. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

10. [21-1248](#) 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 0.271 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).
11. [21-1120](#) PLAN AMENDMENT CASE PA-2020-11600073 (Council District 4):
A request by Jose Ortega, 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 “Agribusiness/RIMSE Tier” on 2.48 acres out of CB 4298, located at 13870 Watson Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700229) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)
12. [21-1247](#) PLAN AMENDMENT CASE PA-2020-11600079 (Council District 2):
A request by Brown & Ortiz, 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 “Community Commercial,” “Business Park,” and “Parks Open Space” to “Industrial” on 12.036 acres out of NCB 10615, located at 418 Southeast Loop 410. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z-2020-10700079) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department).

Approval of Minutes

13. [21-1217](#) Consideration and Action on the Minutes from January 13, 2020.

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) 207-6310. 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- 6310. 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).