

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, February 24, 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.

Connie Gonzalez, Chair |

George Peck, Vice Chair | Matthew Proffitt, Pro-Tem |

Michael Garcia Jr. | Meredith Siegel | John Jackson | Julia Carrillo |

Christopher Garcia | Samer Dessouky |

Ex-Officio Members

John Bustamante, Chair Zoning Commission | Donald Oroian, 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.

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, February 23, 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.

- 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. [21-1589](#) 19-11800272: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Davis Ranch Subdivision, Unit 5G, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department).

2. [21-1532](#) 19-11800274: Request by Richard Mott, Lennar Homes of Texas Land & Construction Ltd and Richard Mott (agent) for Bexar Hunters Way Homeowners Association INC., for approval to replat and subdivide a tract of land to establish Sage Meadows Unit 2&3 Subdivision, generally located northwest of the intersection of Abbott Road and FM 1518. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopoher.mccollin@sanantonio.gov, Development Services Department).

3. [21-1772](#) 19-11800353: Request by Jeffrey McKinnie M.W. Cude Engineers, LLC , for approval to subdivide a tract of land to establish Kendall Brook Unit 5 Subdivision, generally located east of the intersection of Walzem Road and Ferrysage Drive. Staff recommends Approval. (Joshua T Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

4. [21-1794](#) 19-11800544: Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Southton Meadows Subdivision Unit 2, generally located south of the intersection of Southton Road and Henze Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

5. [21-1672](#) 19-11800546: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Southton Meadows Unit 4 Subdivision, generally located southwest of the intersection of Interstate 37 and Southton. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

6. [21-1673](#) 20-11800031: Request by Ken Trainer, Swift Water Development, LLC, for approval to subdivide a tract of land to establish Stillwater Ranch Unit 24A, generally located northwest of the intersection of Capote Peak and Stillwater Pass. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
7. [21-1773](#) 20-11800157: Request by Becky Carroll, Pape Dawson Engineers , for approval to subdivide a tract of land to establish Copper Canyon Unit 4 Subdivision, generally located southeast of the intersection of Wiley Road and FM 1863. Staff recommends Approval. (Joshua T Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
8. [21-1795](#) 20-11800174: Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Riverstone Unit-C4 Subdivision, generally located northwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
9. [21-1796](#) 20-11800295: Request by Rudy Munoz, Century Land Holdings II, LLC., for approval to subdivide a tract of land to establish Millican Grove Phase 2 Subdivision, generally located southwest of the intersection of Graytown Road and Highway 10 East. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

Street Rename

10. [21-1498](#) ADDR-SNC-20-12700002: A request by Cuisine Solutions for approval to change Aviation Landing to Sous Vide Way, generally located between City Base Landing and Lyster Road, within Council District 3. Staff recommends Approval (Valerie Rodriguez, Senior Planner, 210-207-0533, Valerie.Huerta-Rodriguez@sanantonio.gov, Development Service Department)

11. [21-1497](#) ADDR-SNC-20-12700003: A request by Veterans Enterprises for approval to change a portion of South Medina to Carlos Martinez Drive, generally located between Tampico Street and Chihuahua Street within Council District 5. Staff recommends Approval (Valerie Rodriguez, Senior Planner, 210-207-0533, Valerie.Huerta-Rodriguez@sanantonio.gov, Development Service Department)
12. [21-1467](#) ADDR-SNC-20-12700004: A request by Gretchen Sellard for approval to change a portion of Lou Mell Drive to Pinnacle Oaks, generally located between North Loop 1604 West and Bacon Road, within Council District 8. Staff recommends Approval (Valerie Rodriguez, Senior Planner, 210-207-0533, Valerie-Huerta.Rodriguez@sanantonio.gov, Development Service Department)

Variances

13. [21-1387](#) FPV# 20-005 AP#2495636-7430 Deep Springs: Request by Mr.Civil, Luis Rodriguez and Jesus Ramirez, the property owner, for approval of a variance request associated with a building permit AP# 2495636 for an existing residential lot (Zoned R6) located at 7430 Deep Springs. Staff recommends Approval. [Sabrina Santiago, Interim Storm Water Engineering Manager, (210) 207-0182, Sabrina.santiago@sanantonio.gov]

Comprehensive Master Plan Amendments

14. [21-1768](#) PLAN AMENDMENT CASE PA-2020-11600073 (Council District 4): A request by Jose Ortega, property owner, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "Agribusiness/RIMSE Tier" on 2.48 acres out of CB 4298, located at 13874 Watson Road. Staff recommends Approval.(Associated Zoning Case Z-2020-10700229) (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

15. [21-1609](#) PLAN AMENDMENT CASE PA-2021-11600004 (Council District 2): A request by Amir Namakforoosh, applicant, 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" and "Mixed Use" to "Mixed Use" on 12.088 acres out of NCB 10578, located at 3623 East Commerce Street. Staff recommends Approval (Associated Zoning Case Z-2021-10700021) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

Other Items

16. [21-1747](#) A public hearing and a resolution recommending the City's consent to the creation by Medina County of a Fresh Water Supply District (FWSD), to be named Medina County FWSD No. 4, the subsequent conversion to a Water Control Improvement District (WCID), the expansion of the converted WCID and an associated Development Agreement between the City of San Antonio and the owners consisting of Gallagher Concourse, LP, Ltd., D-W 381 Partners, LLC and Goldfinch Farms, LLC. Staff recommends Approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, (210)207-7839, Priscilla.Rosales-Pina@sanantonio.gov]

Approval of Minutes

17. [21-1384](#) Consideration and Action on the Minutes from February 10, 2021.

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 esta-cionamiento. 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).