

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services

Center

1901 South Alamo

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**Wednesday, March 10, 2021**

**2:00 PM**

**Videoconference**

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**Livestream: [www.sanantonio.gov/DSD/Boards/MeetingVideos](http://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.

To watch and listen to this meeting, visit [www.sanantonio.gov/DSD/Boards/MeetingVideos](http://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, March 9, at 10 am to give time for translation.

### **1:15 p.m. - Work Session -**

**A briefing on the City's Tree Ordinance and processes related to Tree Variances and reporting.**

**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.*

**Plats**

1.     [21-1998](#)     19-11800099: Request by Leslie Ostrander, CHTEX of Texas, Inc, for approval to replat and subdivide a tract of land to establish Valley Ranch Unit 19 Subdivision, generally located northeast of the intersection of Culebra Road and Ranch View West. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
2.     [21-1868](#)     19-11800244: Request by David Brodbeck, KB Home Lone Star INC., for approval to replat and subdivide a tract of land to establish Fischer Tract, Unit 3C-1, generally located northeast of the intersection of Evans Road and Cibolo Vista. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

**Street Rename**

3.     [21-1531](#)     ADDR-SNC-20-12700001: A request by the City of San Antonio World Heritage Office for approval of a resolution to change multiple streets within the World Heritage area including changes to portions of Mission Road, Napier Avenue, Padre Drive, Mission Parkway, Acequia, Ashley Road and Villamain Road, located in Council Districts 3 and 5.  
Staff recommends Approval (Valerie Rodriguez, Senior Planner, 210-207-0533, Valerie.Huerta-Rodriguez@sanantonio.gov, Development Service Department)

**Variances**

4.     [21-1670](#)     TPV 21-035: Request by Mr. Cody Morris 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 South of Pecan Ranch road and North of Anaqua Springs road, West of Toutant Beauregard Road. Staff recommends approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department).

**Other Items**

5. [21-1747](#) A public hearing and a resolution recommending the City Council'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 of the FWSD to a Water Control Improvement District (WCID), the one-time assignment of the ownership, the one-time expansion of the said WCID, and an associated Development Agreement between the City of San Antonio and Gallagher Concourse, LP, Ltd., D-W 381 Partners, LLC, and Goldfinch Farms, LLC, the owners of land generally located southwest of the intersection of Tamaron Valley and Legend Falls, in the extraterritorial jurisdiction (ETJ) of the City of San Antonio in Bexar County and Medina County. [Priscilla Rosales-Pina, Planning Manager, Planning Department, (210)207-7839, priscilla.rosales-pina@sanantonio.gov]
6. [21-1961](#) Appointment of one Planning Commission Member to the Planning Commission Technical Advisory Committee for a two year term.
7. [21-2098](#) Appoint at least three members and an alternate member to the Planning Commission Technical Advisory Committee Nominating Committee.

**Approval of Minutes**

8. [21-1393](#) Consideration and Action on the Minutes from February 24, 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).**