

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, March 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 Haynes |

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. 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 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.

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. [21-2393](#) 19-11800145: Request by Dan Mullins (Agent), Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 2, Unit 5 PUD, generally located west of the intersection of Scenic Loop Road and Ivory Canyon. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

2. [21-2395](#) 19-11800164: Request by Andrew Rodriguez, Skyhawk Villa De San Antonio, LLC for approval to replat and subdivide a tract of land to establish Stadium Pointe P.U.D. Unit 2 & 3 Subdivision, generally located southeast of the intersection of West Hausman Road and North Loop 1604. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

3. [21-2081](#) 19-11800165: Request by Richard Mott (Agent), Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Weir Ave. Land Development, generally located west of the intersection of Weir Avenue and General McMullen. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

4. [21-2080](#) 19-11800437: Request by Thad Rutherford, Southstar Mission Del Lago Developer, LLC, for approval to subdivide a tract of land to establish Del Lago Parkway South PH2B (TIF), generally located west of the intersection of US Hwy 281 and Mission Grande. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

5. [21-2398](#) 19-11800359: Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Ruby Crossing Subdivision Unit 1, generally located south of the intersection of South Loop 1604 and Red Forest Lane. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

6. [21-2399](#) 20-11800134: Request by Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Subdivision, Unit 1A, generally located west of the intersection of Davis Ranch and Swayback Ranch. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
7. [21-2169](#) 20-11800149: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Subd, Unit A Phase II, 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).
8. [21-2117](#) 20-11800167: Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD, for approval to replat and subdivide a tract of land to establish Silos Subdivision Unit 5, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
9. [21-2076](#) 20-11800235: Request by Matthew D. Miller, QT South, LLC, for approval to replat and subdivide a tract of land to establish QT 4065 Addition, generally located at the intersection of Old Pearsall Road and Loop 410. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
10. [21-2349](#) 20-11800334: Request by Richard Mott, Lennar Homes of Texas, Land & Construction, LTD., for approval to subdivide a tract of land to establish Medina Landing - Unit 2, generally located south of the intersection of U.S. 90 and Loop 1604. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

11. [21-2396](#) 20-11800493: Request by Earl Tom Pyle, TMM Investments, LTD, for approval to subdivide a tract of land to establish Watson Apartments Subdivision, generally located east of the intersection of Somerset Road and Watson Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
12. [21-2400](#) 20-11800515: Request by Guy Lawrence Floyd II, GFTB, LLC, for approval to subdivide a tract of land to establish Westover Bluffs Duplexes Subdivision, generally located west of the intersection of Westover Bluff and North Ellison Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
13. [21-2187](#) 20-11800518: Request by J.L. Joey Guerra, Jr., HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Horizon Pointe-Unit 16 Subdivision, generally located southeast of the intersection of Woodlake Parkway and Binz-Engleman Rd. Staff recommends Approval. (Paige Strunk, Planner, (210) 207-0259, Paige.Strunk@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

14. [21-1886](#) PLAN AMENDMENT CASE PA-2021-11600001 (ETJ - Closest to Council District 8): A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from “Agricultural” to “Community Commercial” on CB 4612 P-3, P-4A ABS 653, located at 21880 Scenic Loop Road. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

15. [21-1887](#) PLAN AMENDMENT CASE PA-2021-11600002 (ETJ - Closest to Council District 8): A request by Patrick Christensen, representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from “Low Density Residential” to “Employment/Flex Mixed Use” on Lot 8, Block 1, CB 4704A, located at 25225 Boerne Stage Road. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)
16. [21-2351](#) PLAN AMENDMENT CASE PA-2021-11600007 (Council District 8): A request by Killen, Griffin & Farrimond, representative, for approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from “Country Tier” to “Suburban Tier” on Lot 2 and Lot 2A, Block D, NCB 35936, located at 20280 Carrie Louise Street. Staff recommends Approval. (Associated Zoning Case Z-2021-10700035) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)
17. [21-2352](#) PLAN AMENDMENT CASE PA-2021-11600009 (Council District 10): A request by Montoya Graham, representative, for approval of a Resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from “Neighborhood Commercial” to “Community Commercial” on Lot 9, Block 51, NCB 17192, located at 3965 Thousand Oaks Drive. Staff recommends Approval. (Associated Zoning Case Z-2021-10700030 CD) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

Other Items

18. [21-1697](#) 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 Kelly Parkway, a Super Arterial Type A requiring 200' - 250' feet of right-of-way, between existing US 281 and approximately 1.2 miles west of existing US 281. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

Approval of Minutes

19. [21-2350](#) Consideration and Action on the Minutes from March 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).