

City of San Antonio



AGENDA

Planning Commission

Development and Business Services
Center
1901 South Alamo

Wednesday, April 14, 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, Madam 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, April 13, at 10 am to give time for translation.

1:15 p.m. - Work Session -

A briefing on the APA Planning for Equity Policy Guide and CoSA initiatives related to equity. [Rudy Nino, Jr., AICP, Assistant Director, Planning Department; Sarah Serpas, AICP, Senior Planner, Planning Department; Ana Villarreal, Senior Planner, Planning Department; Jonathan Butler, Equity Manager, Office of Equity]

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. [21-2831](#) 19-11800228: Request by Peter Weitzner, Rooms To Go for approval to replat a tract of land to establish Rooms-To-Go IH10 Subdivision, generally located south of the intersection of Interstate Highway 10 and Utex Boulevard. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

2. [21-2830](#) 19-11800349: Request by Gordon Hartman, Velma Development, LLC, for approval to subdivide a tract of land to establish Summerhill Subdivision Unit 4, generally located at the intersection of Scenic Lake Drive and Boenig Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

3. [21-2808](#) 19-11800379: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Stoney Creek Subdivision, Unit 4, generally located northwest of the intersection of Grosenbacher Road and Highway 90. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department).

4. [21-2424](#) 20-11800139: Request by Michele Wheeler, JSC/TPRF V Centerpoint PH1, LLC; JCS/TPRF V Centerpoint PH 2, LLC, for approval to subdivide a tract of land to establish Centerpoint Industrial Park Subdivision, generally located south of the intersection of Northeast Loop 410 and North I-35. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

5. [21-2544](#) 20-11800160: Request by Blake Harrington, Starlight Homes, for approval to replat and subdivide a tract of land to establish Hooten Tract, Unit 1C/2A-1, generally located southwest of the intersection of Culebra Road and Old FM 471 West. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
6. [21-2848](#) 20-11800219: Request by Michael C Brisch, PHSA-NW315, LLC. And C. Edward Barron III, CB/Fossil Springs LTD, for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 2 Unit 10A, generally located southwest of the intersection of Kallison Lane and Kallison Bend. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
7. [21-2836](#) 20-11800241: Request by Greg Gibson, Concho Redbird Development Group, Ltd., for approval to subdivide a tract of land to establish Redbird Ranch 211/Potranco Subdivision, generally located at the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
8. [21-2464](#) 20-11800247: Request by Blake Harrington, Starlight Homes and Nathan Clark, Talley Culebra 2017, LLC, for approval to replat and subdivide a tract of land to establish Hooten Tract, Unit 2C Subdivision, generally located southeast of the intersection of Culebra Road and Old FM 471 West. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
9. [21-2517](#) 20-11800330: Request by Stephen Lieux, San Antonio 2015, LLC, RC Heritage Oaks, LLC, for approval to subdivide a tract of land to establish Heritage Oaks Unit 6 MPCD Subdivision, generally located southwest of the intersection of Loop 410 and Southton Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

10. [21-2542](#) 20-11800376: Request by John Cork, SRSA One, LLC and Geoff Fitzgerald, Stevens Ranch Property Owners Association, LLC, for approval to subdivide a tract of land to establish Stevens Ranch POD 2B, generally located northeast of the intersection of Potranco Road and State Highway 211. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
11. [21-2546](#) 20-11800407: Request by David Brodbeck, KB Home Lone Star INC, for approval to subdivide a tract of land to establish Texas Research Park, Unit 9, generally located southwest of the intersection of Potranco Road and State Highway 211. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
12. [21-2850](#) 20-11800553: Request by Paul Powell, HDC Davis Ranch L.L.C., for approval to replat a tract of land to establish Davis Ranch Subdivision, Unit 3A/3B, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

13. [21-2842](#) PLAN AMENDMENT CASE PA-2020-11600083 (Council District 10): A request by Patrick Christensen, 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 "Low Density Residential" and "Medium Density Residential" to "Low Density Residential" on 45.689 acres out of NCB 17725, located at 17204 Jones Maltsberger Road and 17210 Bulverde Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700307 ERZD) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

14. [21-2841](#) PLAN AMENDMENT CASE PA-2021-11600005 (Council District 2):
A request by Ariel Lakata, representative, for Approval of a Resolution to amend the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use" to "Low Density Residential" on Lot 3, Block 5, NCB 488, located at 1622 North Hackberry Street. Staff recommends Approval. (Associated Zoning Case Z-2021-10700042) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
15. [21-2531](#) PLAN AMENDMENT CASE PA-2021-11600010 (Council District 1):
A request by Ian Cochran, representative, for Approval of a Resolution to amend the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Public Institutional" to "Community Commercial" on the west 337.28 feet of east 482.28 feet of Lot TR-1, NCB 7172 and the east 5 feet of Lot 21, Block 205, NCB 9723, located at 1846 Basse Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700031 S) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)
16. [21-2851](#) PLAN AMENDMENT CASE PA-2021-11600011 (Council District 2):
A request by Patrick Christensen, representative, for Approval of a Resolution to amend the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial," "Parks and Open Space," and "Urban Living" to "Regional Commercial" on 13.102 acres out of NCB 16567, located at 9702 Interstate 10 East. Staff recommends Approval. (Associated Zoning Case Z-2021-10700047) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

17. [21-2852](#) PLAN AMENDMENT CASE PA-2021-11600013 (Council District 4): A request by Eduardo Di Loreto Cano, representative, for Approval of a Resolution to amend the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" on 0.63 acres out of NCB 8758, located at 819 New Laredo Highway. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z-2021-10700034) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
18. [21-2461](#) PLAN AMENDMENT CASE PA-2021-11600014 (Council District 2): A request by Bruce Jackson, representative, 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 "Medium Density Residential" to "High Density Mixed Use" on a 1.508 acres out of NCB 10754, located at 819 Rice Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700051) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov; Development Services Department)

Other Items

19. [21-2936](#) Consider applicants for and possibly make appointments to or interview candidates for the Planning Commission Technical Advisory Committee (PCTAC), to include receiving the recommendation of the PCTAC Nominating Committee.

Approval of Minutes

20. [21-2412](#) Consideration and Action on the Minutes from March 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).