

City of San Antonio



AGENDA

Planning Commission

Development and Business Services

Center

1901 South Alamo

Wednesday, May 26, 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, May 25, 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. [21-3671](#) 180144: Request by Jay Patterson, Southerland Canyons II, LLC., for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 1A, PUD Subdivision, generally located southwest of the intersection of Nina Ridge and Eden's Canyon. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
2. [21-3840](#) 19-11800127: Request by Vamsi Rasamallu, Redrock Opportunities LLC, for approval to subdivide a tract of land to establish Culebra Commons (Enclave) Phase II, generally located northeast of the intersection of Culebra Spur and Loop 1604. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
3. [21-3888](#) 19-11800157: Request by Garry Powles, Smartchoice Builders, LLC for approval to replat and subdivide a tract of land to establish Lamm Road Subdivision P.U.D., generally located northwest of the intersection of Lamm Road and Priest Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
4. [21-3702](#) 19-11800321: Request by Shannon Birt, LGI Homes – Texas, LLC., for approval to subdivide a tract of land to establish Savannah Place Unit 2, generally located southwest of the intersection of IH-10 and North Graytown Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
5. [21-3841](#) 19-11800344: Request by David Brodbeck, K.B. Home Lone Star Inc. for approval to subdivide a tract of land to establish Preserve at Culebra – Unit 1, generally located southwest of the intersection of Culebra Road and Old FM 471 West. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

6. [21-3863](#) 19-11800362: Request by Jay Hanna, HMBRU10 LP, Jay Hanna, LHM Balcones Creek Development Inc., and Tim Sawtelle, Balcones Creek Residential Community, Inc., for approval to subdivide a tract of land to establish Holman Acres, Enclave Subdivision, generally located northeast of the intersection of Boerne Stage Road and Dos Cerros Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
7. [21-3885](#) 20-11800249: Request by Zvi Tvizer, US Living Bulverde Oaks, LLC for approval to subdivide a tract of land to establish O'Connor Multi-Family, generally located southwest of the intersection of Judson Road and O'Connor Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
8. [21-3887](#) 20-11800253: Request by Bryan N. Sims, HDC MV4, LLC for approval to subdivide a tract of land to establish Monteverde Unit 4A (Enclave), generally located northeast of the intersection of Marriott Parkway and TPC Parkway. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
9. [21-3845](#) 20-11800296: Request by Stephen Lieux, San Antonio LD, LLC., for approval to subdivide a tract of land to establish Crestway Heights, Unit 3, generally located northwest of the intersection of Seguin Road and Crestway Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
10. [21-3842](#) 20-11800399: Request by Blake Harrington (Agent), CW-BSLB, LLC, for approval to replat and subdivide a tract of land to establish Blue Skies Unit-3, generally located north of the intersection of Highway 90 and WT Montgomery. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

11. [21-3383](#) 20-11800561: Request by David Beene, Management Matters, Inc. / Jertif, Inc., for approval to replat and subdivide a tract of land to establish Hill Country Square – Country Place, generally located southeast of the intersection of US Hwy 281 and Cibolo Creek. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
12. [21-3657](#) 21-11800060: Request by Dr. Brian T. Woods, Northside Independent School District, for approval to subdivide a tract of land to establish Galm Road HS – Tall Timber Lane Subdivision, generally located northeast of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Variances

13. [21-3701](#) FPV# 21-003-SWE# 38718-The Preserve at Medina Letter of Map Revision (LOMR)
Request by Pape-Dawson Engineers and Ms. Shannon Brit, the property owner, for approval of a variance request associated with the Preserve at Medina LOMR for the floodplain reclamation for the proposed single-family residential (Zoned R-5) development for the Preserve at Medina Unit 1 plat (Plat# 180036). Staff recommends Approval. [Sabrina Santiago, Interim Storm Water Engineering Manager, (210) 207-0182, Sabrina.santiago@sanantonio.gov]

Comprehensive Master Plan Amendments

14. [21-3843](#) PLAN AMENDMENT CASE-PA-2021-11600023 (Council District 2):
A request by Lee Imbimbo, representative, for Approval of a Resolution to amend Arena District / Eastside 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 Residential" on the South 50 feet of East 70 feet of Lot 1, North 100 feet of South 150 feet of East 70 feet of Lot 1 or 1A, Block 2, NCB 1528, located at 123 and 131 Boudet Place. Staff recommends Denial. (Associated Zoning Case Z-2021-10700045) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

15. [21-3674](#) PLAN AMENDMENT CASE-PA-2021-11600034 (Council District 4): A request by Brown & Ortiz, P.C., representative, for Approval of a Resolution to amend the United Southwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Industrial" to "Heavy Industrial" on 129.768 acres out of CB 4301E, CB 4301 and NCB 14494, located at 10120 Fischer Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700119) (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
16. [21-3844](#) PLAN AMENDMENT CASE-PA-2021-11600035 (Council District 7): A request by Robert Delgado, representative, for Approval of a Resolution to amend West Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Civic Center" to "General Urban Tier" on Lot 1, NCB 11997, located at 103 North Acme Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700103) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Approval of Minutes

17. [21-2415](#) Consideration and Action on the Minutes from May 12, 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).