

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services

Center

1901 South Alamo

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**Wednesday, February 26, 2020**

**2:00 PM**

**1901 S. Alamo**

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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.

Christopher Garcia, Chair |

Connie Gonzalez, Vice Chair | George Peck, Pro-Tem |

Michael Garcia Jr. | June Kachtik | John Jackson | Julia Carrillo |

Matthew Proffitt | Dr. Cherise Rohr-Allegrini |

#### Ex-Officio Members

Joy McGhee, Chair Zoning Commission | Roger Martinez, Chair Board of Adjustment |

TBD, Councilmember | Erik Walsh, City Manager |

**1:30 P.M. - Work Session, Tobin Room. Briefing on the Bandera Road Corridor Plan. (Bridgett White, Director, (210) 207-5487, [bridgett.white@sanantonio.gov](mailto:bridgett.white@sanantonio.gov), Planning Department). 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, Board Room**

**- 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.     [20-1810](#)     180283: Request by Joseph Hernandez, KB Home Lone Star INC., for approval to replat and subdivide a tract of land to establish Palo Alto Unit 2, generally located southwest of the intersection of South West Loop 410 and Highway 16. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
  
2.     [20-2202](#)     180604: Request by Charbel Kuri Jacobo, Chas Residences, LLC, for approval to subdivide a tract of land to establish Towerview Estates IDZ Subdivision, generally located at the intersection of Indiana Street and Hoefgen Avenue. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
  
3.     [20-2210](#)     18-900037: Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Kendall Brook Unit 2 Subdivision, generally located southwest of Walzem Road and FM 78. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
  
4.     [20-1887](#)     19-11800036: Request by Hugo Guitierrez, SPH Culebra LTD, Felipe Gonzalez, Pulte Homes of Texas L.P., and Scott Teeter, HDC Old Culebra, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Commons Phase 1 Subdivision, generally located southeast of the intersection of Culebra and Old FM 471. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

5. [20-1885](#) 19-11800064: Request by Hugo Guitierrez, SPH Culebra LTD, Felipe Gonzalez, Pulte Homes of Texas L.P., and Scott Teeter, HDC Old Culebra, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Unit 1A Subdivision, generally located southeast of the intersection of Culebra and Old FM 471. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
6. [20-1882](#) 19-11800070: Request by David A. McGowen, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Sage Valley Unit 2 Subdivision, generally located southwest of the intersection of Medina Base Road and Holm Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
7. [20-1879](#) 19-11800142: Request by Natalie Griffith, Habitat For Humanity of San Antonio, Inc., for approval to subdivide a tract of land to establish Rancho Carlota Subdivision, generally located southeast of the intersection of Somerset and Watson. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
8. [20-1989](#) 19-11800159: Request by Brian Otto, Meritage Homes of Texas, L.L.C., for approval to subdivide a tract of land to establish Prescott Oaks, Unit 3 Subdivision, generally located northeast of the intersection of Culebra road and Galm Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
9. [20-1868](#) 19-11800170: Request by Gordon Hartman, Daphne Development LLC., for approval to subdivide a tract of land to establish Waterford Park, Unit 6, generally located southwest of the intersection of Culebra Road and Old FM 471. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

10. [20-2057](#) 19-11800249: Request by Bart Swider, Chesmar Homes, for approval to subdivide a tract of land to establish Woller Road Subdivision, generally located southwest of the intersection of Woller Road and Hausman Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
11. [20-1807](#) 19-11800385: Request by Marques Mitchell, Brooks Development Authority, for approval to replat and subdivide a tract of land to establish BCB – Unit 20C, generally located southeast of the intersection of Southeast Military Drive and Kennedy Hill. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

### **Comprehensive Master Plan Amendments**

12. [20-1888](#) PLAN AMENDMENT CASE PA-2019-11600014 (Council District 6): A request by Roger Perez, representative, for approval of a Resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Suburban Tier” to “Mixed Use Center” on Lots 8-12, NCB 17639, located at 5745 Easterling Drive and 5679 Easterling Drive. Staff recommends Approval. (Associated Zoning Case Z-2019-10700040) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
13. [20-1844](#) PLAN AMENDMENT CASE PA-2019-11600098 (Council District 3): A request by Patrick Christensen, 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 "Neighborhood Commercial" to "Community Commercial" on Lot 15 and 16, NCB 1076, located at 2035 South W W White Road, 2037 South W W White Road, and 2041 South W W White Road. Staff recommends Denial. (Associated Zoning Case Z-2019-10700331) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

14. [20-1834](#) PLAN AMENDMENT CASE PA-2020-11600002 (Council District 1): A request by Oscar Flores, applicant, for approval of a Resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on Lot 87, Block 5, NCB 9009 and Lot 95, Block 6, NCB 9012, located at 5230 and 5118 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700011) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)
15. [20-1823](#) PLAN AMENDMENT CASE PA-2020-11600006 (Council District 6): A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Center" to "General Urban Tier" on 14.71 acres out of NCB 17172, located in the 1300-1400 Block of Horal Drive. Staff recommends Approval. (Associated Zoning Case Z-2020-107000025) (Patricia Franco, Planner 210-207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov); Development Services Department)

#### Variance

16. [20-2230](#) TPV 20-024 Request by Mr. Jeff Farnsworth for approval of a tree preservation variance request from Unified Development Code Section 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", located Highway 90 to Southwest Military Drive. Staff recommends Approval. (Herminio Griego, (210) 207-6042, [herminio.griego@sanantonio.gov](mailto:herminio.griego@sanantonio.gov), Development Services Department)

#### Land Transaction

17. [20-1687](#) S.P. 2204 – Resolution recommending the closure, vacation and abandonment of an improved alley public right of way located within New City block 450 in Council District 1 as requested by CBMB Properties, LLC. Staff recommends Approval. (Cynthia Cantú, (210) 207-4024, [Cynthia.Cantu@sanantonio.gov](mailto:Cynthia.Cantu@sanantonio.gov), Transportation & Capital Improvements Department)

**Other Items**

18. [20-1874](#) Public hearing and consideration of a Resolution recommending the release of Extraterritorial Jurisdiction (ETJ) consisting of a 2.06 acres tract generally located west of FM 1516 N and north of Crestway Road and adjustments to the municipal boundaries shared between the Cities of San Antonio and Converse, totaling approximately 625.48 acres of San Antonio's corporate land generally located in the N Loop 1604 E/Graytown Road and Gibbs-Sprawl Road areas, in regards to Cities of San Antonio-Converse Interlocal Agreement. Staff recommends Approval. [Priscilla Rosales-Pina, Planning Manager, Planning Department, Priscilla.rosales-pina@sanantonio.gov, (210)207-7839].

**Election of Officers for Planning Commission.****Approval of Minutes**

19. [20-2187](#) Consideration and Action on the Minutes from February 12, 2020.

**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 estacionamiento. 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).**

