

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, March 11, 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. Presentation of ULI Urban Planning for Public Officials Workshop. 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.     [20-2344](#)     180425: Request by Drake Thompson, MCM Texas Development, LLC, for approval to subdivide a tract of land to establish MTD S. Hausman Subdivision, generally located north of the intersection of South Hausman Road and Prue Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
  
2.     [20-1609](#)     180501: Request by Craig Glendenning, 20.53 Acre Babcock Road, LLC, for approval to subdivide a tract of land to establish Cielo Villas Subdivision, generally located northeast of the intersection of Cielo Vista Drive and Babcock Road. Staff recommends Pending. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
  
3.     [20-2278](#)     180574: Request by Steve Braha, SLF IV Culebra 1604 Investors JV, L.P., for approval to subdivide a tract of land to establish Culebra Commons Phase II Commercial Subdivision, generally located south of the intersection of Culebra Spur and Loop 1604. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
  
4.     [20-2316](#)     18-900064: Request by Louis Trapolino, Green Lake Meadow, LTD, for approval to replat and subdivide a tract of land to establish Green Lake Meadow Subdivision, generally located east of the intersection of South WW White Road and Higdon. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
  
5.     [20-2223](#)     19-11800029: Request by Louis Trapolino, Somerset Trails, Ltd. for approval to replat and subdivide a tract of land to establish Somerset Trails Subdivision, generally located south of the intersection of I.H. 35 and Somerset Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

6. [20-2358](#) 19-11800172: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Whisper Falls, Unit 4B, generally located southeast of the intersection of U.S. Highway 90 West and Masterson Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
7. [20-2337](#) 19-11800233: Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Messina Subdivision, generally located north of the intersection of Bulverde Road and TPC Parkway. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
8. [20-2331](#) 19-11800466: Request by Jennifer Gonzalez, for approval to subdivide a tract of land to establish LaChapelle IDZ Subdivision, generally located east of the intersection of South Flores Street and East LaChapelle Street. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Variance**

9. [20-2429](#) TPV 20-010: Request by Mr. Mario Valdez 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 from the southwest corner of Wurzbach Parkway and North Loop Road along Salado Creek. Staff recommends Approval. (Mark C Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department)

**Land Transaction**

10.     [20-2206](#)     S.P. 2214 - Resolution recommending the closure, vacation and abandonment of an unimproved portion of Archer Street Public Right-of-Way in City Council District 1, as requested by HG Property Management L.P., a Texas limited partnership and Modern Builders Inc., for a fee of \$108,600.00. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)
  
11.     [20-2235](#)     S.P. 2225 - Resolution recommending the reconfiguration of the Aransas Avenue Public Right-of-Way which will close to vehicular travel an improved portion of Aransas Avenue Public Right-of-Way and repurpose the area to include pedestrian facilities, a median and green space in Council District 2, a 2017-2022 General Obligation Bond Pedestrian Mobility and Street Project, as requested by the City of San Antonio Public Works Department. Staff recommends Approval. (Cynthia Cantú, (210) 207-4024, Cynthia.Cantu@sanantonio.gov, Public Works Department)

**Comprehensive Master Plan Amendments**

12.     [20-2450](#)     (Continued from 02/26/2020) 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; Development Services Department)

13. [20-2259](#) PLAN AMENDMENT CASE PA-2020-11600008 (Council District 3):  
A request by Brown & Ortiz, P.C., for approval of a Resolution to change the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Specialized Center" to "Mixed Use Center" on 202.807 acres out of CB 4007, generally located in the 11900 -12600 block of IH-37 South. Staff recommends Approval. (Associated Zoning Case Z-2020-10700036) (Patricia Franco, Planner 210-207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov); Development Services Department).
14. [20-2483](#) PLAN AMENDMENT CASE PA-2020-11600012 (Council District 5):  
A request by Richard Lira, representative, for approval of a Resolution to amend the Nogalitos/ South Zarzamora Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Mixed Use" on Lot 26, Block 11, NCB 2648, located at 619 South Panam Expressway. Staff recommends Approval. (Associated Zoning Case Z-2020-10700008) (Mercedes Rivas, Sr. Planner (210) 207-0215, [mercedes.rivas2@sanantonio.gov](mailto:mercedes.rivas2@sanantonio.gov); Development Services Department)

### Approval of Minutes

15. [20-2427](#) Consideration and Action on the Minutes from February 26, 2020.

### Director's Report:

#### A. Upcoming Worksessions

### 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).**