

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, July 22, 2020**

**2:00 PM**

**Videoconference**

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**Livestream: [www.sanantonio.gov/DSD/Boards/MeetingVideos](http://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.**

#### 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. | VACANT | John Jackson | Julia Carrillo |

Matthew Proffitt | VACANT |

#### Ex-Officio Members

Joy McGhee, Chair Zoning Commission | Roger Martinez, 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](http://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, these will be read at the time the item is heard, as requested. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
2. Drop-off a written statement at 1901 S Alamo by 10am. The written statement can be up to 300 words. Please include your full name, home or work address, item # and / or address of the request. These will be read at the time the item is heard.
3. Leave a voice message of a maximum two minutes by dialing 210-206-(PLNG) 7564 by 10am. 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.
4. 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.

**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.     [20-4218](#)     170274: Request by Ryan Mattox, RSI Stillwater, LLC., to the Planning Commission to rescind the Stillwater Ranch U-24 Subdivision plat. Plat no. 170274 approved February 27, 2019, generally located west of the intersection of IH-10 and Milsa Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
  
2.     [20-4082](#)     19-11800007: Request by Michael C. Brisch, PHSA - NW 315, LLC., for approval to subdivide a tract of land to establish Kallison Ranch Phase 1, Road E Subdivision, generally located southwest of the intersection of Kallison Lane and Ranch View West. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
  
3.     [20-4037](#)     19-11800050: Request by David Brodbeck, KB Home Lone Star, Inc, for approval to subdivide a tract of land to establish Overlook at Medio Creek Unit 7 Subdivision, generally located southwest of the intersection of Marbach Road and Marbach Oaks. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
  
4.     [20-4083](#)     19-11800082: Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Redbird Ranch Unit 9D Subdivision, generally located northeast of the intersection of Hollimon Parkway and Potranco Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
  
5.     [20-4012](#)     19-11800405: Request by Christopher Gill, Center City Development, Inc., for approval to subdivide a tract of land to establish Cornell Subdivision IDZ Subdivision, generally located southeast of the intersection of Cornell Avenue and North Brazos Street. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

6. [20-4238](#) 20-11800118: Request by Antonio Brunet, Agora Assets, LC, for approval to replat and subdivide a tract of land to establish Lucchese Village South (PUD) Subdivision, generally located east of the intersection of Interstate Highway 10 and Dominion Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
  
7. [20-4081](#) 20-11800121: Request by Lloyd A. Denton, Jr. SA Kinder Ranch No.1 Ltd., for approval to subdivide a tract of land to establish Kinder Commercial Unit 1 Subdivision, generally located at the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

#### **Comprehensive Master Plan Amendments**

8. [20-4073](#) PLAN AMENDMENT CASE PA-2020-11600036 (Council District 3): A request by Jerry Arredondo, for approval of a Resolution to amend the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" on Lot 2B, NCB 9483, located at 6831 South Flores Street. Staff recommends Denial. (Associated Zoning Case Z2020-10700145) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
  
9. [20-3885](#) PLAN AMENDMENT CASE PA-2020-11600037 (Council District 2): A request by Samuel Y Araya, 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 "Low Density Mixed Use" to "Community Commercial" on Lot 1A, NCB 10746, located at 2747 Rigsby Avenue. Staff recommends Approval. (Associated Zoning Case 2020-10700134CD) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

10. [20-4280](#) PLAN AMENDMENT CASE PA-2020-11600038 (Council District 2): A request by Killen, Griffin & Farrimond, 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 "High Density Residential" to "Community Commercial" on Lot 3, Block 1, NCB 12839, located at 909 Runnels Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700150) (Justin Malone, Planner, (210) 20-0157, Justin.Malone@sanantonio.gov, Development Services Department).
11. [20-4093](#) PLAN AMENDMENT CASE PA-2020-11600039 (Council District 4): A request by Killen, Griffin & Farrimond, PLLC, for approval of a Resolution to amend the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "Mixed Use" on 42.029 acres out of NCB 14491, located at 9326 Southwest Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2020-10700149) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

**Other Items**

12. [20-4030](#) S.P. 2199 - Resolution recommending the closure, vacation and abandonment of an improved portion of Danbury Street Public Right-of-Way located south of the intersection of Danbury Street and Nacogdoches Road within New City Block 12104 in City Council District 10, as requested by Meals on Wheels San Antonio, for a fee of \$94,672.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)
13. [20-4080](#) S.P. 2205 - Resolution recommending the closure, vacation and abandonment of a portion of Dignowity Avenue Public Right-of-Way in Council District 2 located at New City Block 1199 and 1200, as requested by Weston Company, LLC for a fee of \$40,150.00 to be deposited in the General Fund. Staff recommends approval. (Cynthia Cantú, (210) 207-4024, Cynthia.Cantu@sanantonio.gov, Public Works Department)

14. [20-4079](#) S.P. 2207 - Resolution recommending the closure, vacation and abandonment of a portion of Dallas Street Public Right-of-Way in Council District 1 located at New City Block 849 and 837, as requested by Central Catholic High School for a fee of \$5,150.00 to be deposited in the General Fund. Staff recommends approval. (Cynthia Cantú, Public Works Department, (210) 207-4024, [Cynthia.Cantu@sanantonio.gov](mailto:Cynthia.Cantu@sanantonio.gov))
15. [20-4225](#) Consider a resolution appointing a member of the Planning Commission to an unexpired term on the Planning Commission Technical Advisory Committee (PCTAC) and a member to an unexpired term as an alternate on the PCTAC. (Tony Felts, AICP, Policy Administrator, (210) 207-0153, [tony.felts@sanantonio.gov](mailto:tony.felts@sanantonio.gov), Development Services Department).

**Approval of Minutes**

16. [20-4135](#) Consideration and Action on the Minutes from July 8, 2020.

**Adjournment**