

# City of San Antonio



## AGENDA Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, September 9, 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 or drop off a written statement at 1901 S Alamo by 10am 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) by 10am the day of the meeting. 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 requests to make comments during the meeting live must be received by Tuesday, September 8th, 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. [20-5144](#) 18-900095: Request by David Frye, San Antonio 2016, LLC and Maddie Duncan, Crestway Heights HOA Inc., for approval to replat and subdivide a tract of land to establish Crestway Heights Unit 2 Subdivision, generally located at the intersection of Sunshine Trail and Elm Trail. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
2. [20-5332](#) 19-11800288: Request by David Brodbeck, KB Lone Star Inc., for approval to subdivide a tract of land to establish Dove Creek Unit 2 Subdivision, generally located southeast of the intersection of Potranco Road and Empresario Drive. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
3. [20-5341](#) 19-11800328: Request by Alfred Christopher Perez, Silver Lining Estates L.P., for approval to replat a tract of land to establish Silver Lining Estates Enclave Subdivision, generally located east of the intersection of Hollyhock Road and Southwell Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
4. [20-5081](#) 19-11800354: Request by Blake Harrington, Ashton San Antonio Residential, LLC, for approval to subdivide a tract of land to establish Cypress Trails Subdivision, generally located northwest of the intersection of Prue Road and Babcock Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
5. [20-5274](#) 19-11800425: Request by Blake Harrington (agent), Starlight Homes of Texas, LLC, for approval to subdivide a tract of land to establish Blue Skies Unit 2 Subdivision, generally located north of the intersection of W.T. Montgomery and Highway 90. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

6. [20-5150](#) 20-11800004: Request by David Nisivoccia, San Antonio Housing Facility Corporation, for approval to subdivide a tract of land to establish The 1604 Lofts Subdivision, generally located northwest of the intersection of East Loop 1604 North and Weichold Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
7. [20-5275](#) 20-11800028: Request by David Brodbeck, KB Home Lone Star Inc, for approval to subdivide a tract of land to establish Terra Buona Subdivision Unit 1, generally located at Grosenbacher Road and Highway 90. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)
8. [20-5319](#) 20-11800079: Request by Chad Nugent, Ladera I LLC, for approval to subdivide a tract of land to establish Ladera Hills School Collector Road, generally located southeast of the intersection of Grosenbacher Road and Ladera Hills Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

**Vacate**

9. [20-5292](#) 20-13100002: Request by Perry Bushong, LLC, for approval to vacate a tract of land known as Scenic Loop Estates (Plat no. 150546), generally located northeast of the intersection of Dos Cerros Drive and Boerne Stage Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments**

10. [20-5019](#) PLAN AMENDMENT CASE PA-2020-11600052 (Council District 2): A request by Michelle Debs, 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 “Community Commercial” to “Regional Commercial” on Lot 31, Block 2, NCB 12869, located at 9114 NE Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2020-10700183) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

11. [20-5125](#) PLAN AMENDMENT CASE PA-2020-11600053 (Council District 1):  
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 "Medium Density Residential" to "Mixed-Use" on the south 112 feet of the north 335.12 feet of Lot 32, the south 112 feet of the north 223.12 feet of Lot 32, the south 112 feet of the north 335.12 feet of Lot 34, the south 112 feet of the north 223.12 feet of Lot 34, NCB 11880, located at 542 and 602 Everest Avenue and the 530 block of Everest Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700185 CD) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)
12. [20-5020](#) PLAN AMENDMENT CASE PA-2020-11600057 (Council District 7):  
A request by Roxanna Garza, Representative, for approval of a Resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Low Density Residential" on Lots 18-23, and the east 40 feet of Lot 17, Block 17, NCB 6707, located at 2507 Fredericksburg Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700164) (Justin Malone, Planner (210) 207-0157, [Justin.Malone@sanantonio.gov](mailto:Justin.Malone@sanantonio.gov), Development Services Department)

### Approval of Minutes

13. [20-5142](#) Consideration and Action on the Minutes from August 26, 2020.

### Adjournment