

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services

Center

1901 South Alamo

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**Wednesday, October 28, 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 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 October 27th, at 10 am to give time for translation.

**1:15 p.m. - Work Session -**

Briefing and discussion regarding Public Improvement District (PID) Requests and the City of Schertz's Request for an Extraterritorial Jurisdiction (ETJ) Release. Presented by Planning Department.

Briefing and discussion regarding 2020 Annexation of properties in the south side of San Antonio's Extraterritorial Jurisdiction (ETJ). Presented by 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****- 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.     [20-6095](#)     18-900056: Request by Don Long, Castle Hills First Baptist Church, for approval to subdivide a tract of land to establish CHC Northwest Campus, generally located northwest of the intersection of IH-10 and Old Fredericksburg Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
  
2.     [20-6271](#)     19-11800052: Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Davis Ranch Subdivision, Unit 4C 19-11800052, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
  
3.     [20-6109](#)     19-11800186: Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch, Unit 10 19-11800186, generally located northwest of the intersection of IH-10 and Ralph Fair Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

4. [20-6343](#) 19-11800199: Request by Sean Miller, Pulte Homes, for approval to replat and subdivide a tract of land to establish Davis Ranch Subdivision, Unit 4F, generally located northwest of the intersection of Galm Road and Mill Park. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
5. [20-6340](#) 19-11800418: Request by Armando Saide, Texas New Housing Investments, LLC, for approval to replat a tract of land to establish The Preserve at Dominion PUD Subdivision, generally located north of the intersection of Milsa Drive and Oak Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
6. [20-6345](#) 19-11800451: Request by Richard Mott, Lennar Homes of Texas Land & Construction Ltd and Shannon Birt, LGI Homes, Texas, LLC, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 11, generally located east of the intersection of Green Road and East Loop 1604. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
7. [20-6344](#) 19-11800554: Request by Paul Kuo, HK Real Estate Development LLC, for approval to subdivide a tract of land to establish Chavaneaux Subdivision Unit 1, generally located west of the intersection of Southeast Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

#### Variance

8. [20-5700](#) TPV 20-057: Request by Mr. Raul Garcia 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”, generally located at Fort Sam Houston and John James Park. Staff recommends Approval. (Herminio Griego, (210) 207 - 6042, herminio.griego@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments**

9. [20-6065](#) PLAN AMENDMENT CASE PA-2020-11600045 (Council District 8): A request by Killen, Griffin & Farrimond, representative, for approval of a Resolution to amend the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Urban Mixed-Use" to "Business/ Innovation Mixed Use" on 63.302 acres out of NCB 17700 and CB 4782, generally located at 4886 West Loop 1604 North. Staff recommends Approval. (Associated Zoning Case Z-2020-10700163 CD S ERZD) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
10. [20-6123](#) PLAN AMENDMENT CASE PA-2020-11600062 (Council District 8): A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Community Commercial" to "Medium Density Residential" on 11.341 acres out of NCB 14861, generally located in the 6400 block of De Zavala Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700211) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

**Approval of Minutes**

11. [20-6275](#) Consideration and Action on the Minutes from October 14, 2020.

**Adjournment**