

# City of San Antonio



## AGENDA

### Planning Commission

Development and Business Services  
Center  
1901 South Alamo

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**Wednesday, January 22, 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 |

#### **10:00 A.M. Planning Commissioner Orientation, Tobin Room**

**1:30 P.M. - Work Session, Tobin Room. 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.     [20-1101](#)     180180: Request by Lav Gabay, Ranch on Potranco, LLC, for approval to subdivide a tract of land to establish The Ranch on Potranco Subdivision, generally located northwest of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
  
2.     [20-1070](#)     18-900100: Request by Leslie K. Ostrander, Continental Homes of Texas, LP, and Israel Fogiel, 236 Copper Canyon Investments, LLC, for approval to replat and subdivide a tract of land to establish Whisper Falls Unit 2C Subdivision, generally located southeast of the intersection of U.S. Highway 90 West and Masterson Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
  
3.     [20-1358](#)     Plat # 19-11800375 Request by Matthew Miller, Quiktrip Corporation, for approval to replat a tract of land to establish Bandera Tezel Commercial Subdivision, generally located southwest of the intersection of Bandera Road and Tezel Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

**Comprehensive Master Plan Amendments**

4.     [20-1346](#)     PLAN AMENDMENT CASE PA-2019-11600068 (Council District 3): A request by David Dye, applicant, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Country Tier" to "Agribusiness/RIMSE Tier" on 30.727 acres out of CB 5709, located at 19635 Trumbo Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700202) (Michael Pepe, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

5. [20-1051](#) PLAN AMENDMENT CASE PA-2019-11600074 (Council District 2):  
A request by Kaufman and Killen, Representative, 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 from "Low Density Residential" to "Mixed Use" on 2.09 Acres out of NCB 1178 and NCB 1181, generally located at the intersection of Walters Street and IH 35 N. Staff recommends Approval. (Associated Zoning Case Z-2019-10700270) (Michael Pepe, Planner (210) 207-8208, Michael.Pepe@sanantonio.gov; Development Services Department)
  
6. [20-1090](#) PLAN AMENDMENT CASE PA-2019-11600093 (Council District 8):  
A request by Brown & Ortiz, representative, for approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use Center" to "General Urban Tier" and "Regional Center" on the south 65 feet of Lot 12, Block 3, NCB 14687; Lot 7, Block 12, NCB 14696; and Lot 7, Block 11, NCB 14695, generally located in the 8000 block of Oakland Road and the 5700 block of Richview Street. Staff recommends Denial with an Alternate Recommendation. (Associated Zoning Case Z-2019-10700321) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)
  
7. [20-1029](#) PLAN AMENDMENT CASE PA-2019-11600095 (Council District 8):  
A request by Brown and Ortiz P.C., representative, for approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use Center" to "General Urban Tier" on 7.117 acres out of NCB 14689, located behind the 8900 Block of Huebner and the 5700 Block of Babcock. Staff recommends Approval. (Associated Zoning Case Z-2019-10700325) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov; Development Services Department)

8. [20-1069](#) PLAN AMENDMENT CASE PA-2019-11600097 (Council District 8):  
A request by Brown and Ortiz, P.C., representative, for approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use Center" to "General Urban Tier" on 0.30 acres out of NCB 14695, generally located southeast of Oakland Boulevard and Huebner Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700330) (Patricia Franco, Planner (210) 207-5876, [patricia.franco@sanantonio.gov](mailto:patricia.franco@sanantonio.gov); Development Services Department)
9. [20-1089](#) PLAN AMENDMENT CASE PA-2019-11600099 (Council District 9):  
A request by Patrick W. 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 of the City, by changing the future land use from "Parks/Open Space," "Business Park," and "Public Institutional" to "Community Commercial" on 10.864 acres out of NCB 17184, located in the 12600 Block of West Avenue and the 200 Block of North Loop Road. Staff recommends Approval. (Associated Zoning Case Z-2019-10700334) (Lorianne Thennes, Planner 210-207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov); Development Services Department)

**Other Items**

10. [20-1048](#) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning an existing segment of Talley Road from Old Talley Road to approximately 1,500 feet south of Cartwright Trail generally located in western Bexar County. Staff recommends Approval. (Marco Hinojosa, Senior Transportation Planner, (210) 207-4087, [Marco.Hinojosa@sanantonio.gov](mailto:Marco.Hinojosa@sanantonio.gov), Transportation & Capital Improvements Department)

11. [20-1049](#) MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by re-aligning a proposed segment of Walzem Road and removing a proposed segment of Binz-Engleman Road, both to remain designated as a Secondary Arterial Type A (86' of right-of-way), generally located in southern Bexar County, between FM 78 and FM 1516. Staff recommends Approval. (Lauren Simcic, Senior Transportation Planner, (210) 207-0217, lauren.simcic@sanantonio.gov, Transportation & Capital Improvements Department)
12. [20-1080](#) Public hearing and consideration of a Resolution recommending the release of extraterritorial jurisdiction (ETJ) totaling approximately 899.28 acres from the City of San Antonio to the City of Converse. Staff recommends Approval. (Clint Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, (210) 207-0268.)

#### Approval of Minutes

13. [20-1338](#) Consideration and Action on the Minutes from January 8, 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).**