City of San Antonio

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

April 14, 2021 **2:00PM** **Videoconference**

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.

Connie Gonzalez, Madam Chair
George Peck, Vice Chair
Matthew Proffit, Pro-Tem
Michael Garcia Jr. | Meredith Siegel | John Jackson | Julia Carrillo Haynes | Christopher Garcia | Samer Dessouky |

Ex-Officio Members
John Bustamante, Chair Zoning Commission | Donald Oroian, Chair Board of Adjustment
TBD, Councilmember | Erik Walsh, City Manager

1:15 p.m. - Work Session –

A briefing on the APA Planning for Equity Policy Guide and CoSA initiatives related to equity. [Rudy Nino, Jr., AICP, Assistant Director, Planning Department; Sarah Serpas, AICP, Senior Planner, Planning Department; Ana Villarreal, Senior Planner, Planning Department; Jonathan Butler, Equity Manager, Office of Equity]

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.

2:14 P.M. - Call to Order, Videoconference

- **Roll Call**
- **Present: Jackson, M. Garcia, Carrillo Haynes, Siegel, Dessouky, C. Garcia, Bustamante, Oroian, Proffitt, Peck, Gonzalez**
- **Absent : None**
- **Jacqueline Pavan, SeproTec translator was present.**

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.*

Combined Items

Logan Sparrow, Policy Administrator, presented the combined hearing items to the Planning Commission.

Plats

Item # 1 **19-11800228:** Request by Peter Weitzner, Rooms To Go for approval to replat a tract of land to establish Rooms-To-Go IH10 Subdivision, generally located south of the intersection of Interstate Highway 10 and Utex Boulevard. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Item # 2 **19-11800349:** Request by Gordon Hartman, Velma Development, LLC, for approval to subdivide a tract of land to establish Summerhill Subdivision Unit 4, generally located at the intersection of Scenic Lake Drive and Boenig Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Item # 3 **19-11800379:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Stoney Creek Subdivision, Unit 4, generally located northwest of the intersection of Grosenbacher Road and Highway 90. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department).

Item # 4 **20-11800139:** Request by Michele Wheeler, JSC/TPRF V Centerpoint PH1, LLC; JCS/TPRF V Centerpoint PH 2, LLC, for approval to subdivide a tract of land to establish Centerpoint Industrial Park Subdivision, generally located south of the intersection of Northeast Loop 410 and North I-35. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item # 5 **20-11800160:** Request by Blake Harrington, Starlight Homes, for approval to replat and subdivide a tract of land to establish Hooten Tract, Unit 1C/2A-1, generally located southwest of the intersection of Culebra Road and Old FM 471 West. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Item # 6 **20-11800219:** Request by Michael C Brisch, PHSA-NW315, LLC. And C. Edward Barron III, CB/Fossil Springs LTD, for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 2 Unit 10A, generally located southwest of the intersection of Kallison Lane and Kallison Bend. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

Item # 7 **20-11800241:** Request by Greg Gibson, Concho Redbird Development Group, Ltd., for approval to subdivide a tract of land to establish Redbird Ranch 211/Potranco Subdivision, generally located at the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Item # 8 **20-11800247:** Request by Blake Harrington, Starlight Homes and Nathan Clark, Talley Culebra 2017, LLC, for approval to replat and subdivide a tract of land to establish Hooten Tract, Unit 2C Subdivision, generally located southeast of the intersection of Culebra Road and Old FM 471 West. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item # 9 **20-11800330:** Request by Stephen Lieux, San Antonio 2015, LLC, RC Heritage Oaks, LLC, for approval to subdivide a tract of land to establish Heritage Oaks Unit 6 MPCD Subdivision, generally located southwest of the intersection of Loop 410 and Southton Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item # 10 **20-11800376:** Request by John Cork, SRSA One, LLC and Geoff Fitzgerald, Stevens Ranch Property Owners Association, LLC, for approval to subdivide a tract of land to establish Stevens Ranch POD 2B, generally located northeast of the intersection of Potranco Road and State Highway 211. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Item # 11 **20-11800407:** Request by David Brodbeck, KB Home Lone Star INC, for approval to subdivide a tract of land to establish Texas Research Park, Unit 9, generally located southwest of the intersection of Potranco Road and State Highway 211. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Item # 12 **20-11800553:** Request by Paul Powell, HDC Davis Ranch L.L.C., for approval to replat a tract of land to establish Davis Ranch Subdivision, Unit 3A/3B, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

Item # 13 **PLAN AMENDMENT CASE PA-2020-11600083** (Council District 10): 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 "Low Density Residential" and "Medium Density Residential" to "Low Density Residential" on 45.689 aces out of NCB 17725, located at 17204 Jones Maltsberger Road and 17210 Bulverde Road. Staff recommendation Pending. (Associated Zoning Case Z-2020-10700307 ERZD) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Item # 15 **PLAN AMENDMENT CASE PA-2021-11600010** (Council District 1): A request by Ian Cochran, representative, for Approval of a Resolution to amend the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Public Institutional" to "Community Commercial" on the west 337.28 feet of east 482.28 of Lot TR-1, NCB 7172 and the east 5 feet of Lot 21, Block 205, NCB 9723 located at 1846 Basse Road. Staff recommendation Pending. (Associated Zoning Case Z-2021-10700031 S) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

Item # 16 **PLAN AMENDMENT CASE PA-2021-11600011** (Council District 2): A request by Patrick Christensen, 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 "Regional Commercial," "Parks and Open Space," and "Urban Living" to "Regional Commercial" on 13.102 acres out of NCB 16567, located at 9702 Interstate 10 East. Staff recommends Approval. (Associated Zoning Case Z-2021-10700047) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Item # 18 **PLAN AMENDMENT CASE PA-2021-11600014** (Council District 2): A request by Bruce Jackson, representative, 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 "Medium Density Residential" to "High Density Mixed Use" on a 1.508 Acres in NCB 10754, located at 819 Rice Road. (Associated Zoning Case Z-2021-10700051) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov; Development Services Department)

Public Comment

Anita L. Franklin, 4811 Dill Crest, left a voicemail in support of item #18.

Motion

Madam Chair Gonzalez asked for a motion for the items as presented.

Commissioner Peck motioned to approve all items, except items 14, 17, and 19 on the combined agenda.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 11-0

Individual Items

Item # 14 **PLAN AMENDMENT CASE PA-2021-11600005** (Council District 2): A request by Ariel Lakata, 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 "Mixed Use" to "Low Density Residential" on Lot 3, Block 5, NCB 488, located at 1622 North Hackberry Street. Staff recommendation Pending. (Associated Zoning Case Z-2021-10700042) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)

Ex-Officio Oroian recused himself at 2:20 p.m.

Motion

Madam Chair Gonzalez asked for a motion for the items as presented.

Commissioner Proffitt motioned to approve item# 14.

Second: Commissioner Peck

In Favor: M. Garcia, Jackson, Carrillo Haynes, C. Garcia, Siegel, Dessouky, Bustamante, Proffitt, Peck, Gonzalez

Opposed: None

Recused: Oroian

Motion Passed as Approval with a vote of 10-0

Item # 19 Consider applicants for and possibly make appointments to or interview candidates for the Planning Commission Technical Advisory Committee (PCTAC), to include receiving the recommendation of the PCTAC Nominating Committee.

Motion

Madam Chair Gonzalez asked for nominations for item #19.

Commissioner Peck nominated Michael Moore and Joe Nix

Ex-Officio Oroian motioned to approve the nominations.

Second: Commissioner Carrillo Haynes

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 11-0

Postponed

Item # 17 **PLAN AMENDMENT CASE PA-2021-11600013** (Council District 4): A request by Eduardo Di Loreto Cano, representative, for approval of a Resolution to amend the Kelly/South San PUEBLO Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" on 0.63 acres out of NCB 8758, located at 819 New Laredo Highway. Staff recommends Denial. (Associated Zoning Case Z-2021-10700034) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Approval of Minutes

Item #20 Consideration and Action on the Minutes from March 24, 2021.

Motion

Madam Chair Gonzalez asked for a motion for the items as presented.

Commissioner Proffitt motioned to approve minutes.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Abstain: Jackson

Motion Passed as Approval with a vote of 10-0 with 1 abstention.

Adjournment

There being no further business, the meeting was adjourned at 2:33 p.m.

APPROVED

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director