



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

January 13, 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.

Christopher Garcia, Chair
Connie Gonzalez, Vice Chair
George Peck, Pro-Tem

Michael Garcia Jr. | Meredith Siegel | John Jackson | Julia Carrillo | Matthew Proffitt |
Samer Dessouky |

Ex-Officio Members

Joy McGhee, Chair Zoning Commission | Roger Martinez, Chair Board of Adjustment
TBD, Councilmember | Erik Walsh, City Manager

1:45 P.M. - Work Session - Briefing and discussion regarding Public Improvement District (PID) Request 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.

2:13 P.M. - Call to Order, Videoconference

- Roll Call
- Present: Peck, Proffitt, M. Garcia, Carrillo, Siegel, Dessouky, Gonzalez C. Garcia
- Absent : Jackson
- Jacqueline Payan, 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

Daniel Hazlett, Interim Development Services Manager, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **19-11800081:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valley Ranch-Unit 18 Subdivision, generally located northwest of the intersection of Ranch View East and Kallison Lane. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item # 3 **19-11800357:** Request by Simon Kuri, Old Boerne, LLC, for approval to replat a tract of land to establish The Rockwell Enclave Subdivision, generally located west of the intersection of Rockwell Boulevard and Hunter Boulevard. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 4 **19-11800383:** Request by Harry Hausman, Vintage Oaks, LLC, for approval to subdivide a tract of land to establish Hunter Ranch Phase 2 Subdivision, generally located west of the intersection of Omicron Drive and Lambda Drive. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item #6 **19-11800493:** Request by Gregg Kosterlitzky, Gemco Briggs Ranch, LLC, for approval to subdivide a tract of land to establish Briggs Ranch-Commercial Subdivision, generally located southwest of the intersection of US Highway 90 West and Mansions Bluffs. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #7 **19-11800512:** Request by Paul Kuo, Lucca Rabel, LLC, for approval to replat and subdivide a tract of land to establish Rabel Subdivision Unit 1 Subdivision, generally located east of the intersection of Rabel Road and South Flores Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #8 **19-11800513:** Request by Paul Kuo, Lucca Rabel, LLC, for approval to replat and subdivide a tract of land to establish Rabel Subdivision Unit 2, generally located northeast of the intersection of South Flores Road and Rabel Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #10 **20-11800011:** Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Westpointe North Unit 1C, generally located southeast of the intersection of Culebra Road and FM 471 West. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item #11 **20-11800023:** Request by Hugo Guitierrez, Peoples Verdes Ranch Holdings CO., LTD., for approval to subdivide a tract of land to establish Westlakes Unit 8, generally located south of the intersection of Loop 1604 and FM 143. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

- Item #12 **20-11800024:** Request by Paul Powell, HDC Westlakes, LLC and Hugo Guitierrez, Peoples Verdes Ranch Holdings Co., Ltd., for approval to subdivide a tract of land to establish Westlakes Unit 10 Subdivision, generally located south of the intersection of FM 143 and West Loop 1604 South. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department).

- Item #13 **20-11800127:** Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Westlakes Unit 3B & 3C, generally located south of the intersection of Loop 1604 and FM 143. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

- Item #14 **20-11800137:** Request by Paul Blackburn, SA Dove Creek Ranch, LTD. and Darren Casey, DCI Developers, LLC, for approval to replat a tract of land to establish Tacara Dove Creek MF Subdivision, generally located generally located southwest of the Empresario Drive and Waterstone Place. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item #16 **PLAN AMENDMENT CASE PA-2020-11600070 (ETJ - Closest to Council District 8):** A request by Killen, Griffin and Farrimond PLLC, representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from “Agricultural” to “Low Density Residential” on P-67A and P-40C, ABS 24, CB 4708, located at 9135 Dietz Elkhorn Road. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

Other Items

- Item #18 Resolution recommending approval of declaring an approximately 123.133-acre tract of land in County Block 4006 located southeast of Mitchell Lake in Council District 3 as surplus and authorizing its disposition by the San Antonio Water System. Staff recommends Approval. [Mary L. Fors, Senior Real Estate Specialist, (210) 207-4083, mary.fors@sanantonio.gov]

- Item #19 Resolution recommending declaring a 0.0679-acre tract of land, located along the southern right-of-way of IH-10 east of the intersection of Foster Road in the northeast quadrant of Bexar County, Texas, Council District 2, as surplus and authorizing its disposition by the San Antonio Water System. Staff recommends Approval. [Mary L. Fors, Senior Real Estate Specialist, (210) 207-4083, mary.fors@sanantonio.gov]

Motion

Chair Garcia asked for a motion for the items as presented.

Commissioner Proffitt motioned to approve all items, except items #2, 5, 9, 15, and 17 on the combined agenda.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 8-0

Individual Items

Item # 2 **19-11800241:** Request by Chesley I. Swann, III-Milestone Grosenbacher Development, Ltd., for approval to replat and subdivide a tract of land to establish Olson Subdivision, Unit 1, generally located northwest of the intersection of Marbach Road and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

Item # 5 **19-11800430:** Request by Chesley L Swann, Milestone Grosenbacher Development, LTD., for approval to subdivide a tract of land to establish Olson Subdivision Unit 7, generally located northeast of the intersection of Grosenbacher Road and US Highway 90 West. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Commissioner Peck recused himself at 2:20 p.m.

Motion

Chair Garcia asked for a motion for the items as presented.

Commissioner Carrillo motioned to approve items #2 and 5.

Second: Commissioner Gonzalez

In Favor: Carrillo, Proffitt, Siegel, Dessouky, M. Garcia, Gonzalez, C. Garcia

Opposed: None

Recused: Peck

Motion Passed as Approval with a vote of 7-0

Item #9 **19-11800548:** Request by David A. McGowan, M/I Homes of San Antonio, LLC for approval to subdivide a tract of land to establish SagecValley Unit 3 Subdivision, generally located northwest of the intersection of Pearsall Road and Holm Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Commissioner Carrillo recused herself at 2:21 p.m.

Motion

Chair Garcia asked for a motion for the items as presented.

Commissioner Proffitt motioned to approve item# 9.

Second: Commissioner Peck

In Favor: Proffitt, Siegel, Dessouky, M. Garcia, Peck, Gonzalez, C. Garcia

Opposed: None

Recused: Carrillo

Motion Passed as Approval with a vote of 7-0

Item #17 **PLAN AMENDMENT CASE PA-2020-11600077 (Council District 3):** A request by Brown & Ortiz, applicant, for approval of a Resolution to amend the Brooks Regional Center Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Mixed Use" to "Urban Mixed Use" on 66.436 acres out of NCB 10879, generally located in the 3100 block of Southeast Military Drive. Staff recommends Approval. (Associated Zoning Case Z-2020-10700283) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department).

Commissioner Gonzalez recused herself at 2:23 p.m.

Motion

Chair Garcia asked for a motion for the items as presented.

Commissioner Peck motioned to approve item# 17.

Second: Commissioner M. Garcia

In Favor: Carrillo, Proffitt, Siegel, Dessouky, M. Garcia, Peck, C. Garcia

Opposed: None

Recused: Gonzalez

Motion Passed as Approval with a vote of 7-0

Item #15 **TPV 21-003:** Request by Scott Maham, PE - Cude Engineers, for approval of a tree preservation variance request from Unified Development Code 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 the intersection of S. Rincon Blvd. & Oakland Dr. Staff recommends approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department) (Jacob Sanchez (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services Department)

Motion

Chair Garcia asked for a motion for the items as presented.

Commissioner Peck motioned to approve item# 15.

Second: Commissioner Gonzalez

In Favor: Proffitt, Siegel, Dessouky, M. Garcia, Peck, Gonzalez, C. Garcia

Opposed: Carrillo

Motion Passed as Approval with a vote of 7-1

Approval of Minutes

Item #20 Consideration and Action on the Minutes from December 16, 2020.

Motion

Chair Garcia asked for a motion for the items as presented.

Commissioner Proffitt motioned to approve minutes.

Second: Commissioner Carrillo

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 8-0

Adjournment

There being no further business, the meeting was adjourned at 2:45 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director