

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

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**September 9, 2020**

**2:00PM**

**Videoconference**

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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. | 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

**1:45 P.M. - Work Session - Briefing on the applications for vacant and expiring seats on the Planning Commission Technical Advisory Committee. 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.**

**2:03 P.M. - Call to Order, Videoconference**

- Roll Call
- Present: Peck, C. Gonzalez, M. Garcia, Proffitt, Carrillo, 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**

Logan Sparrow, Development Services Manager, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1 **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)
- Item # 2 **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)
- Item # 3 **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)
- Item # 4 **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).
- Item # 5 **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)
- Item #6 **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)
- Item #7 **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)

- Item #8 **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

- Item #9 **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

- Item #10 **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)
- Item #11 **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; Development Services Department)
- Item #12 **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, Development Services Department)
- Item #13 Consideration and Action on the Minutes from August 26, 2020.

**Motion**

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

Commissioner Peck motioned to approve all items on the combined agenda as amended: changing the language of item # 3 regarding existing contours and corrected meeting minutes.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

**Motion Passed as Approval with a vote of 6-0**

**Adjournment**

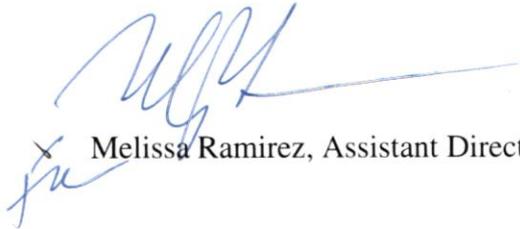
There being no further business, the meeting was adjourned at 2:08 p.m.

APPROVED



Christopher Garcia, Chairman

ATTEST:



Melissa Ramirez, Assistant Director