



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

**July 22, 2020**

**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. | 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.**

### **2:00 P.M. - Call to Order, Videoconference**

- Roll Call
- Present: Jackson, Peck, C. Gonzalez, Rohr-Allegrini, M. Garcia, Proffitt, Carrillo
- Absent : C. Garcia
- 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**

Christopher McCollin, Senior Planner, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **170274:** Request by Ryan Mattox, RSI Stillwater, LLC., to the Planning Commission to rescind the Stillwater Ranch U-24 Subdivision plat. Plat no. 170274 approved February 27, 2019, generally located west of the intersection of IH-10 and Milsa Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 2    **19-11800007:** Request by Michael C. Brisch, PHSA - NW 315, LLC., for approval to subdivide a tract of land to establish Kallison RanchPhase 1, Road E Subdivision, generally located southwest of the intersection of Kallison Lane and Ranch View West. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 3    **19-11800050:** Request by David Brodbeck, KB Home Lone Star, Inc, for approval to subdivide a tract of land to establish Overlook at Medio Creek Unit 7 Subdivision, generally located southwest of the intersection of Marbach Road and Marbach Oaks. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item # 4    **19-11800082:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Redbird Ranch Unit 9D Subdivision, generally located northeast of the intersection of Hollimon Parkway and Potranco Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 5    **19-11800405:** Request by Christopher Gill, Center City Development, Inc., for approval to subdivide a tract of land to establish Cornell Subdivision IDZ Subdivision, generally located southeast of the intersection of Cornell Avenue and North Brazos Street. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #6    **20-11800118:** Request by Antonio Brunet, Agora Assets, LC, for approval to replat and subdivide a tract of land to establish Lucchese Village South (PUD) Subdivision, generally located east of the intersection of Interstate Highway 10 and Dominion Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #7    **20-11800121:** Request by Lloyd A. Denton, Jr. SA Kinder Ranch No.1 Ltd., for approval to subdivide a tract of land to establish Kinder Commercial Unit 1 Subdivision, generally located at the intersection of Kinder Parkway and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments**

- Item #9 **PLAN AMENDMENT CASE PA-2020-11600037 (Council District 2):** A request by Samuel Y Araya, 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 "Low Density Mixed Use" to "Community Commercial" on Lot 1A, NCB 10746, located at 2747 Rigsby Avenue. Staff recommends Approval. (Associated Zoning Case 2020-10700134CD) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
- Item #10 **PLAN AMENDMENT CASE PA-2020-11600038 (Council District 2):** A request by Killen, Griffin & Farrimond, 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 "High Density Residential" to "Community Commercial" on Lot 3, Block 1, NCB 12839, located at 909 Runnels Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700150) (Justin Malone, Planner, (210) 20-0157, Justin.Malone@sanantonio.gov, Development Services Department).
- Item #11 **PLAN AMENDMENT CASE PA-2020-11600039 (Council District 4):** A request by Killen, Griffin & Farrimond, PLLC, for approval of a Resolution to amend the United Southwest Communities Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Regional Commercial" to "Mixed Use" on 42.029 acres out of NCB 14491, located at 9326 Southwest Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2020-10700149) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

**Other Items**

- Item #12 S.P. 2199 - Resolution recommending the closure, vacation and abandonment of an improved portion of Danbury Street Public Right-of-Way located south of the intersection of Danbury Street and Nacogdoches Road within New City Block 12104 in City Council District 10, as requested by Meals on Wheels San Antonio, for a fee of \$94,672.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)
- Item #13 S.P. 2205 - Resolution recommending the closure, vacation and abandonment of a portion of Dignowity Avenue Public Right-of-Way in Council District 2 located at New City Block 1199 and 1200, as requested by Weston Company, LLC for a fee of \$40,150.00 to be deposited in the General Fund. Staff recommends approval. (Cynthia Cantú, (210) 207-4024, Cynthia.Cantu@sanantonio.gov, Public Works Department)
- Item #14 S.P. 2207 - Resolution recommending the closure, vacation and abandonment of a portion of Dallas Street Public Right-of-Way in Council District 1 located at New City Block 849 and 837, as requested by Central Catholic High School for a fee of \$5,150.00 to be deposited in the General Fund. Staff recommends approval. (Cynthia Cantú, Public Works Department, (210) 207-4024, Cynthia.Cantu@sanantonio.gov)

**Opposition**

David Monich, 126 Home Green, wrote a letter in opposition for item #9.

**Motion**

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

Commissioner Proffitt motioned to approve all items on the combined agenda as presented with the exception of items 8 and 15.

Second: Commissioner Carrillo

In Favor: Unanimous

Opposed: None

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

**Individual Items**

Item #15 Consider a resolution appointing a member of the Planning Commission to an unexpired term on the Planning Commission Technical Advisory Committee (PCTAC) and a member to an unexpired term as an alternate on the PCTAC. (Tony Felts, AICP, Policy Administrator, (210) 207-0153, [tony.felts@sanantonio.gov](mailto:tony.felts@sanantonio.gov), Development Services Department).

**Nominations**

Commission Jackson nominated himself as an alternate.

Commissioner Proffitt nominated Commissioner Carrillo.

**Motion**

Madam Vice Chair Gonzalez asked for a motion for the item as presented.

Commissioner Peck motioned for an approval for item # 15.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

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

Item #8 **PLAN AMENDMENT CASE PA-2020-11600036 (Council District 3):** A request by Jerry Arredondo, for approval of a Resolution to amend the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Regional Commercial" on Lot 2B, NCB 9483, located at 6831 South Flores Street. Staff recommends Denial. (Associated Zoning Case Z2020-10700145) (Victoria Castro, Planner, (210) 207-2736 [Victoria.Castro@Sanantonio.gov](mailto:Victoria.Castro@Sanantonio.gov), Development Services).

Kristie Flores, Planning Manager, presented Item # 8 to the Planning Commission. Jerry Arredondo, Applicant, was present for questions.

**Motion**

Madam Vice Chair Gonzalez asked for a motion for the item as presented.

Commissioner Peck motioned for a denial for item # 8.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

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

**Approval of Minutes**

Item # 16      Consideration and Action on the Minutes from July 8<sup>th</sup>, 2020.

Madam Vice Chair Gonzalez asked for a motion for approval of the minutes.

Commissioner Carrillo motioned to approve minutes from July 8<sup>th</sup>, 2020

Second: Commissioner Peck

In favor: Unanimous

**Motion passes for approval with a vote of 6-0.**

**Adjournment**

There being no further business, the meeting was adjourned at 2:29 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director