



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

August 26, 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

1:30 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, C. Garcia
- 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

Catherine Hernandez, Development Services Administrator, presented the combined hearing items to the Planning Commission.

Plats

- Item # 2 **180546:** Request by Carlos Madrid Jr., Caredo, LLC., for approval to replat a tract of land to establish St. George Court Subdivision, generally located northeast of the intersection of Ceralvo Street and Barclay Street. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 3 **180598:** Request by Claudia Villegas, Zarco Commercial, LLC, for approval to replat a tract of land to establish Dominion Oaks Subdivision, generally located at the intersection of Stonewall Parkway and Stonewall Hill. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
- Item # 4 **19-11800025:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Cielo Ranch, Unit 5, generally located northwest of the intersection of IH-10 and Ralph Fair Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 5 **19-11800084:** Request by John Brian, TF Cibolo Canyons, LP, for approval to subdivide a tract of land to establish Cibolo Canyons Parcel B (Enclave) Subdivision, generally located northeast of the intersection of TPC Parkway and East Evans Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #6 **19-11800315:** Request by Gordon V. Hartman, Velma Development, LLC., for approval to replat and subdivide a tract of land to establish Willow View Unit 1 Subdivision, generally located northwest of the intersection of North Graytown Road and Boenig Drive. Staff recommends Approval. (Xiaoyu Hu, Planner, (210) 207-7980, Xiaoyu.Hu@sanantonio.gov, Development Services Department).
- Item #7 **19-11800325:** Request by Ahmad Zaky Qasimyar, Nu Urban, for approval to replat a tract of land to establish 15 Nineteen IDZ Subdivision, generally located west of the intersection of East Sandalwood Lane and Everest Avenue. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)
- Item #8 **19-11800384:** Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to replat and subdivide a tract of land to establish Silos Subdivision Unit 4 Subdivision, generally located southwest of the intersection of Masterson Road and U.S. Highway 90 West. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

- Item #9 **19-11800446:** Request by Lloyd A. Denton Jr., Rogers/Bitterblue 281, Ltd., for approval to subdivide a tract of land to establish Overlook Parkway & 281 Commercial Subdivision, generally located southwest of the intersection of U.S. Highway 281 and Overlook Parkway. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #10 **19-11800469:** Request by Ramanatha R. Yellaturu, Springs SA LLC, for approval to replat and subdivide a tract of land to establish Blue Ridge Ranch 1A Subdivision, generally located east of the intersection of Sulpher Springs Road and Northeast Loop 410. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item #11 **19-11800494:** Request by Gordon V. Hartman, Velma Development, LLC, for approval to subdivide a tract of land to establish Willow View Unit 2 Subdivision, generally located northeast of the intersection of Boenig Drive and North Graytown Road. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

Time Extension

- Item #12 **PLAT-TIMEEXT-20-12000009:** Request by George Field, Cumberland 211, Ltd., for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development code (UDC), for Plat # 160013 - Stevens Ranch POD 26A1, generally located east of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Variances

- Item #13 **TPV 20-015 SUMMARY:** Request by Mr. Robert Copeland 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." Staff recommends approval. (Mark Bird, (210) 207-0278, Mark.Bird@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item #14 **PLAN AMENDMENT CASE PA-2020-11600050 (Council District 2):** A request by Brown & Ortiz, P.C., 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 "Low Density Residential" and "High Density Mixed Use" to "High Density Residential" on 15.082 acres out of NCB 10615, generally located at 439 SE Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2020-10700177) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).

Public Comment

Item #14 had public comment.

1. Alicia Alvarez, 503 Crestwell Drive, called in opposition.
2. Richard Cabrera wrote a letter in opposition.
3. Javier Cervantes, 327 Creswell Dr, wrote a letter in opposition.
4. Brown & Ortiz, P. C. wrote a letter in favor.

Motion

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

Commissioner Peck motioned to approve all items on the combined agenda as presented with the exception of item 1.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Individual Items

Item # 1 Public hearing, briefing and consideration of the City of San Antonio's FY 2021 Proposed Annual Operating and Capital Budget. (Presented by Zachary Kuentz, Assistant Director for the Office of Management and Budget and Razi Hosseini, Director of Public Works.)

Zachery Kuentz, Assistant Director of OMB, and Razi Hosseini, Director of PWD, presented item #1.

Motion

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

Commissioner Proffitt motioned for an approval for item # 1.

Second: Commissioner Gonzale

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Approval of Minutes

Item # 15 Consideration and Action on the Minutes from August 12th, 2020.

Chair Garcia asked for a motion for approval of the minutes.

Commissioner Gonzalez motioned to approve minutes from August 12th, 2020

Second: Commissioner Proffitt

In favor: Unanimous

Motion passes for approval with a vote of 7-0.

Adjournment

There being no further business, the meeting was adjourned at 3:01 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director