



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

October 28, 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

1:15 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.

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

- Roll Call
- Present: Peck, C. Gonzalez, M. Garcia, Proffitt, Jackson, Carrillo, C. Garcia
- Absent : None
- 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 **18-900056:** Request by Don Long, Castle Hills First Baptist Church, for approval to subdivide a tract of land to establish CHC Northwest Campus, generally located northwest of the intersection of IH-10 and Old Fredericksburg Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 2 **19-11800052:** Request by Sean Miller, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Davis Ranch Subdivision, Unit 4C 19-11800052, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 3 **19-11800186:** 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 10 19-11800186, generally located northwest of the intersection of IH-10 and Ralph Fair Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 4 **19-11800199:** Request by Sean Miller, Pulte Homes, for approval to replat and subdivide a tract of land to establish Davis Ranch Subdivision, Unit 4F, generally located northwest of the intersection of Galm Road and Mill Park. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 5 **19-11800418:** Request by Armando Saide, Texas New Housing Investments, LLC, for approval to replat a tract of land to establish The Preserve at Dominion PUD Subdivision, generally located north of the intersection of Milsa Drive and Oak Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #6 **19-11800451:** Request by Richard Mott, Lennar Homes of Texas Land & Construction Ltd and Shannon Birt, LGI Homes, Texas, LLC, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 11, generally located east of the intersection of Green Road and East Loop 1604. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #7 **19-11800554:** Request by Paul Kuo, HK Real Estate Development LLC, for approval to subdivide a tract of land to establish Chavaneaux Subdivision Unit 1, generally located west of the intersection of Southeast Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Variances

- Item #8 **TPV 20-057:** Request by Mr. Raul Garcia for approval of a tree preservation variance request from Unified Development Code Section 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 Fort Sam Houston and John James Park. Staff recommends Approval. (Herminio Griego, (210) 207 - 6042, herminio.griego@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item #9 **PLAN AMENDMENT CASE PA-2020-11600045 (Council District 8):** A request by Killen, Griffin & Farrimond, representative, for approval of a Resolution to amend the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Urban Mixed-Use” to “Business/ Innovation Mixed Use” on 63.302 acres out of NCB 17700 and CB 4782, generally located at 4886 West Loop 1604 North. Staff recommends Approval. (Associated Zoning Case Z-2020-10700163 CD S ERZD) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

Approval of Minutes

- Item #11 Consideration and Action on the Minutes from October 14, 2020.

Motion

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

Commissioner Carrillo motioned to approve all items, except item #10, on the combined agenda.

Second: Commissioner M. Garcia.

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0**Postponed**

- Item #10 **PLAN AMENDMENT CASE PA-2020-11600062 (Council District 8):** A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Community Commercial” to “Medium Density Residential” on 11.341 acres out of NCB 14861, generally located in the 6400 block of De Zavala Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700211) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

Adjournment

There being no further business, the meeting was adjourned at 2:11 p.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director