



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

December 16, 2020

9:00AM

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

8:30 A.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.

9:25 A.M. - Call to Order, Videoconference

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

Public Comment

Item 29 – Robert Mireya left a voicemail expressing concerns about this project.

Plats

- Item # 1 **19-11800046:** Request by Rudy Munoz, Century Communities, for approval to subdivide a tract of land to establish Palo Alto Trails II Unit 3 & 4, generally located near intersection of South Loop 410 and State Highway 16. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 2 **19-11800071:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Valley Ranch Units 15 & 16 Subdivision, generally located north of Ranch View East and west of Galm Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 3 **19-11800113:** Request by David Brodbeck, KB Homes Lonestar, Inc., for approval to subdivide a tract of land to establish Falcon Landing Unit-5 Subdivision, generally located southeast of the intersection of Culebra Road and Geronimo Drive. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 4 **19-11800119:** Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC, for approval to replat and subdivide a tract of land to establish Arcadia Ridge Phase 2 Unit 7B Subdivision, generally located southeast of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 5 **19-11800180:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Redbird Ranch Unit 8C, generally located northeast of the intersection of Reeves Loop and Rose Spoonbill. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item #6 **19-11800213:** Request by Fred Ghavidel, New Leaf Homes, LLC., for approval to subdivide a tract of land to establish Ackerman Gardens Unit 5 Subdivision, generally located northeast of the intersection of Woodlake Parkway and Interstate 10. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #7 **19-11800234:** Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Kendall Brook Unit 3 Subdivision, generally located southeast of the intersection of Walzem Road and Seguin Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

- Item #8 **19-11800274:** Request by Richard Mott, Lennar Homes of Texas Land & Construction Ltd, to rescind the approval of plat # 19-11800274 - Sage Meadows Unit 2&3 Subdivision, generally located northwest of the intersection of Abbott Road and FM 1518. Plat no. 19-11800274 was approved by Planning Commission on November 18, 2020. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item #9 **19-11800355:** Request by Hugo Gutierrez, SPH Culebra LTD, Felipe Gonzalez, Pulte Homes of Texas L.P., and Paul Powell, HDC Old Culebra, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Commons Phase 2 Subdivision, generally located southeast of the intersection of Culebra Road and Old FM 471. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item #10 **19-11800386:** Request by Mehrdad Moayed, CTMGT Rancho Del Lago, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 2 Unit 7C Subdivision, generally located southeast of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item #11 **19-11800458:** Request by Israel Fogiel, GAC Management Co.Ltd., for approval to replat a tract of land to establish Columbia Square Subdivision, generally located southwest of the intersection of Loop 410 and Marbach Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #12 **20-11800012:** Request by Paul Powell, HDC Old Culebra, LLC. And Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Westpointe North Unit 1D Subdivision, generally located southwest of the intersection of Culebra Road and Gass Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #13 **20-11800019:** Request by Michael C. Brisch, Perry Homes, LLC., for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 2 Unit 9B Subdivision, generally located west of the intersection of Kallison Lane and Ranch View West. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #14 **20-11800070:** Request by Brent Goodwin, Borden River Road, LP, for approval to subdivide a tract of land to establish Borden Park Subdivision TIF, generally located southeast of the intersection of North St Mary's Street and East Ashby Place. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #15 **20-11800075:** Request by Simon Kuri, Lamb Road Properties, LLC, for approval to subdivide a tract of land to establish Lamb Subdivision PUD, generally located northeast of the intersection of Medical Drive and Lamb Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

- Item #16 **20-11800109:** Request by Lee Darnold, Viva Land Ventures, LP, for approval to replat and subdivide a tract of land to establish Blue Ridge Ranch Unit 5 Subdivision, generally located northeast of the intersection of Loop 410 and New Sulphur Springs Drive. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #17 **20-11800110:** Request by Lee Darnold, Viva Land Ventures, L.P., for approval to subdivide a tract of land to establish Blue Ridge Ranch Subdivision Unit 4, generally located northeast of the intersection of Southcross Ranch Road and New Sulphur Springs. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #18 **20-11800138:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Langdon-Unit 5 Subdivision, generally located west of the intersection of Cibolo Vista and Evans Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item #19 **20-11800162:** Request by David C. Frye, Rausch Coleman Homes San Antonio, LLC., for approval to replat and subdivide a tract of land to establish Pleasanton Farm Estates, generally located east of the intersection of Loop 410 and Pleasanton Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item #20 **20-11800168:** Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to replat and subdivide a tract of land to establish Cardinal Ridge Subdivision, generally located northwest of the intersection of Loop 410 and Marbach Rd. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item #21 **20-11800307:** Request by David J. Buck, MPLD II Rodeo, LLC., for approval to subdivide a tract of land to establish Smile Subdivision, generally located southeast of the intersection of US Hwy 90 West and West TX 1604 Loop South. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item #22 **20-11800364:** Request by Milton H. Miller Jr. Miller Kallison Ranch LLLP and Kallison Ranch of Texas Limited Partnership, for approval to subdivide a tract of land to establish SEC Culebra at Talley Subdivision, generally located southeast of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

- Item #23 **PLAN AMENDMENT CASE PA-2020-11600068 (Council District 5):** A request by Arleth Estrada, applicant, for approval of a Resolution to amend the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Low Density Mixed-Use" on 0.2411 acres out of NCB 3873, located at 119 Pruitt Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700238) (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department)
- Item #24 **PLAN AMENDMENT CASE PA-2020-11600069 (Council District 2):** A request by Caesar P. Flores, applicant, 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 "Neighborhood Commercial" to "Community Commercial" on Lot B, NCB 10744, located at 2700 Rigsby Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700255) (Justin Malone, Planner 210-207-0157, Justin.Malone@sanantonio.gov; Development Services Department)
- Item #25 **PLAN AMENDMENT CASE PA-2020-11600071 (Council District 6):** A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "General Urban Tier" to "Specialized Center" on 0.255 acres out of NCB 17246, generally located in the 6800 block of Fairgrounds Parkway. Staff recommends Approval. (Associated Zoning Case Z-2020-10700257) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)
- Item #26 **PLAN AMENDMENT CASE PA-2020-11600072 (Council District 8):** A request by Killen, Griffin, & Farrimond, PLLC, representative, for approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on 9.1117 acres out of NCB 18333, located at 18104 Babcock Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700258) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)
- Item #27 **PLAN AMENDMENT CASE PA-2020-11600074 (Council District 2):** A request by ADA Consulting, Inc., representative, for approval of a Resolution to amend the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Parks Open Space" to "Mixed Use" on Lot 9 and Lot 10, NCB 6056, located at 1222 Sherman Street. Staff recommends Approval. (Associated Zoning Case Z2020-10700269) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@sanantonio.gov, Development Services).
- Item #28 **PLAN AMENDMENT CASE PA-2020-11600075 (Council District 4):** A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on 14.42 acres out of CB 4300, generally located in the 13000 block of Somerset Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700272) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

- Item #29 **PLAN AMENDMENT CASE PA-2020-11600076 (Council District 3):** A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Agribusiness RIMSE Tier" to "Suburban Tier" on 521.58 acres out of CB 4010, located at 21193 Lamm Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700273) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

Other Items

- Item #30 **S.P. 2244** – Resolution recommending the closure, vacation and abandonment of an unimproved portion of Copeland Drive Public Right-of-Way within New City Blocks 10574 and 14037 in Council District 2, as requested by ChrisMari, Inc. d/b/a Splashtown for a fee of \$40,600.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)

Approval of Minutes

- Item #32 Consideration and Action on the Minutes from November 18, 2020.

Motion

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

Commissioner Proffitt motioned to approve all items, except item #31, on the combined agenda.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Individual Items

- Item #31 Appointment of three Planning Commission Members to the Planning Commission Technical Advisory Committee for a two year term.

Motion

Commissioner Peck motioned to nominate Connie Gonzalez for first primary slot.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Second Motion

Commissioner Proffitt motioned to nominate Julia Carrillo for second primary slot.

Second: Chairman Garcia

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Third Motion

Commissioner Peck motioned to nominate John Jackson for alternate slot.

Second: Commissioner Carrillo

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Adjournment

There being no further business, the meeting was adjourned at 9:39 a.m.

APPROVED

Christopher Garcia, Chairman

ATTEST:

Melissa Ramirez, Assistant Director