



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

**February 10, 2021**

**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.

Connie Gonzalez, Madam Chair

George Peck, Vice Chair

Matthew Proffitt, Pro-Tem

Michael Garcia Jr. | Meredith Siegel | John Jackson | Julia Carrillo | Christopher Garcia |  
Samer Dessouky |

**Ex-Officio Members**

John Bustamante, Chair Zoning Commission | Donald Oroian, Chair Board of Adjustment  
TBD, Councilmember | Erik Walsh, City Manager

**1:30 p.m. - Work Session - Briefing and discussion regarding a request for the City's consent to the creation of a Fresh Water Supply District and subsequent conversion to a Water Control Improvement District. Presented by the 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.**

**2:02 P.M. - Call to Order, Videoconference**

- Roll Call

- Present: M. Garcia, Jackson, Carrillo, Siegel, Dessouky, C. Garcia, Bustamante, Oroian, Proffitt, Peck, Gonzalez

- 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, Interim Policy Administrator, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 3    **19-11800395:** Request by Paul Kuo, HK Real Estate Development LLC., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision Unit 1, generally located northwest of the intersection of Abbott Road and FM 1518. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 4    **19-11800396:** Request by Paul Kuo, HK Real Estate Development LLC., for approval to Request by Louis Trapolino, Applewhite Meadows, LTD., for approval to subdivide a tract of land to establish Applewhite Meadows Unit 1 Subdivision, generally located southeast of the intersection of Loop 410 and State Highway 16. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department).
- Item #5    **19-11800465:** Request by Louis Trapolino, Applewhite Meadows, LTD., for approval to subdivide a tract of land to establish Applewhite Meadows Unit 1 Subdivision, generally located southeast of the intersection of Loop 410 and State Highway 16. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item #6    **19-11800521:** Request by Felipe Gonzalez, Centex Homes; Felipe Gonzalez, Pulte Homes of Texas, L.P.; Felipe Gonzalez (agent), Davis McCrary Property Trust; and Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Subd. Unit A, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item #7    **19-11800529:** Request by Felipe Gonzalez, Pulte Homes and Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Subd., Unit 2 Subdivision, generally located northwest of the intersection of Swayback Ranch and Galm Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #8    **19-11800551:** Request by Todd Burek, Key Rub Assets, LLC and John Brian, TF Cibolo Canyons LP, for approval to subdivide a tract of land to establish Cibolo Canyons VIP 2 Subdivision, generally located northeast of the intersection of Evans Road and U.S. Highway 281 North. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #9    **20-11800009:** Request by Martin Rico, Gramercy Village, LLC, for approval to replat and subdivide a tract of land to establish Westpointe North Unit 7A Subdivision, generally located southeast of the intersection of Culebra Road and Old FM 471. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

- Item #11 **20-11800156:** Request by David Brodbeck, KB Home Lone Star Inc., for approval to replat and subdivide a tract of land to establish Escondido North, Unit-8 Subdivision, generally located north of the intersection of Texas Palm Drive and Binz-Engleman Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #12 **20-11800021:** Request by Edward L. Sherfey III, VPH Properties, Ltd., for approval to subdivide a tract of land to establish Vista Point Heights Phase II Subdivision, generally located east of the intersection of Ray Ellison Boulevard and Old Pearsall Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments**

- Item #17 **ZONING-PA-2020-11600081 (Council District 10):** A request by Buck Benson, representative, for approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from “Suburban Tier” to “Specialized Center” on 112.35 acres out of NCB 16588, generally located in the 16900 block of Nacogdoches Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700278) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
- Item #18 **PLAN AMENDMENT PA-2020-11600082 (Council District 3):** A request by Brown and Ortiz PC, 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 “Urban Living”, “Neighborhood Commercial”, “Parks and Open Space” to “Low Density Residential” on 89.251 acres out of NCB 10780, located at 2714 South WW White Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700291) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**Motion**

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

Commissioner Carrillo motioned to approve all items, except items #1, 2, 10, 13, 14, 15, 16, and 19 on the combined agenda.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

**Motion Passed as Approval with a vote of 11-0**

**Individual Items**

- Item # 1    **19-11800154:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD. for approval to subdivide a tract of land to establish Waterwheel Subdivision Unit 7, generally located north of the intersection of Culebra Road and Windgate Parkway. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 2    **19-11800376:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD. for approval to replat and subdivide a tract of land to establish Waterwheel Subdivision Unit 4C, generally located north of the intersection of Culebra Road and Windgate Parkway. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item #10    **20-11800092:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Southton Meadows Unit 10 Subdivision, generally located southwest of the intersection of Interstate 37 and Southton. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #13    **20-11800221:** Request by Chesley I. Swann III, Milestone Grosenbacher Development LTD., for approval to subdivide a tract of land to establish Olson Subdivision Unit 7A, generally located west of the intersection of Marbach Road and Camp Light Way. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

Commissioner Peck recused himself at 2:07 p.m.

**Motion**

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

Commissioner Proffitt motioned to approve items #1, 2, 10 and 13.

Second: Commissioner M. Garcia

In Favor: M. Garcia, Jackson, Carrillo, Siegel, Dessouky, Bustamante, Oroian, Proffitt, Gonzalez

Opposed: None

Abstain: C. Garcia

Recused: Peck

**Motion Passed as Approval with a vote of 9-0**

Kristie Flores, Planning Manager, presented item #16. Jay Loudon, Representative, was present via phone for questions.

Item #16 **PLAN AMENDMENT PA-2020-11600078 (Council District 1):** A request by Jay Loudon, representative, for approval of a Resolution to amend the Midtown Regional Center, a component of the Comprehensive Master Plan of the City, by changing the future land use “Neighborhood Mixed Use” to “Urban Mixed Use” on Lot 11 and Lot 12, Block 6, NCB 1726, located at 220 and 224 East Courtland Place. Staff recommends denial. (Associated Zoning Case Z-2020-10700295) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**Motion**

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

Commissioner Proffitt motioned to approve item #16.

Second: Commissioner Carrillo

In Favor: Carrillo, Proffitt, Dessouky, Bustamante, Oroian, Gonzalez

Opposed: C. Garcia, Jackson, Siegel, M. Garcia

Recused: Peck

**Motion Passed as Approval of Applicant’s Request with a vote of 6-4**

Mark Bird, City Arborist, presented item #14. Mark Padilla, Representative, was present via phone for questions.

Item #14 **TPV 21-020:** Request by Mr. Mark V Padilla - MP Studio, 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”, general located off 5503 S. Presa St. Staff recommends approval. (Mark Bird, (210) 207-0278, mark.bird@sanantonio.gov, Development Services Department) (Jacob Sanchez (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services Department)

**Motion**

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

Commissioner M. Garcia motioned to approve item #15.

Second: Commissioner Peck

In Favor: Jackson, Carrillo, C. Garcia Proffitt, Siegel, Dessouky, M. Garcia, Bustamante, Oroian, Peck, Gonzalez,

Opposed: None

**Motion Passed as Approval with a vote of 11-0**

Item #15 **TPV 21-033:** Request by Mr. Javier Castello, P.E., 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”, general located off Swayback Ranch and Dusty Boots Road. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).

**Motion**

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

Commissioner Carrillo motioned to approve item #15.

Second: Commissioner Proffitt

In Favor: Jackson, Carrillo, C. Garcia, Proffitt, Dessouky, M. Garcia, Bustamante, Oroian, Peck, Gonzalez

Opposed: Siegel

**Motion Passed as Approval with a vote of 10-1**

**Postponed**

Item #19 **PLAN AMENDMENT PA-2021-11600003 (Council District 2):** A request by the Estate of Frank Silva, applicant, 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 “Regional Commercial” to “Heavy Industrial” on Lot 36, NCB 10613, located at 146 North WW White Road. Staff recommends Denial. (Associated Zoning Case Z-2020-10700305) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**Approval of Minutes**

Item #20 Consideration and Action on the Minutes from January 27, 2020.

**Motion**

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

Commissioner Proffitt motioned to approve minutes as corrected.

Second: Commissioner Peck

In Favor: Jackson, Siegel, Dessouky, M. Garcia, Proffitt, Peck, Gonzalez

Opposed: None

Abstain: Carrillo, C. Garcia, Bustamante, Oroian

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

**Adjournment**

There being no further business, the meeting was adjourned at 3:14 p.m.

APPROVED

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director