

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

February 24, 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

1:45 p.m. - Work Session - 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: 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 # 1 **19-11800272:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Davis Ranch Subdivision, Unit 5G, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (ChrisMcCollin, Senior Planner, (210) 207-5014, Christopher.mccollin@sanantonio.gov, Development Services Department).
- Item # 2 **19-11800274:** Request by Richard Mott, Lennar Homes of Texas Land & Construction Ltd and Richard Mott (agent) for Bexar Hunters Way Homeowners Association INC., for approval to replat and subdivide a tract of land to establish Sage Meadows Unit 2&3 Subdivision, generally located northwest of the intersection of Abbott Road and FM 1518. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, christopoher.mccollin@sanantonio.gov, Development Services Department).
- Item # 3 **19-11800353:** Request by Jeffrey McKinnie M.W. Cude Engineers, LLC , for approval to subdivide a tract of land to establish Kendall Brook Unit 5 Subdivision, generally located east of the intersection of Walzem Road and Ferrysage Drive. Staff recommends Approval. (Joshua T Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item #6 **20-11800031:** Request by Ken Trainer, Swift Water Development, LLC, for approval to subdivide a tract of land to establish Stillwater Ranch Unit 24A, generally located northwest of the intersection of Capote Peak and Stillwater Pass. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item #7 **20-11800157:** Request by Becky Carroll, Pape Dawson Engineers , for approval to subdivide a tract of land to establish Copper Canyon Unit 4 Subdivision, generally located southeast of the intersection of Wiley Road and FM 1863. Staff recommends Approval. (Joshua T Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item #8 **20-11800174:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Riverstone Unit-C4 Subdivision, generally located northwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #9 **20-11800295:** Request by Rudy Munoz, Century Land Holdings II, LLC., for approval to subdivide a tract of land to establish Millican Grove Phase 2 Subdivision, generally located southwest of the intersection of Graytown Road and Highway 10 East. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

Street Rename

- Item #11 **ADDR-SNC-20-12700003:** A request by Veterans Enterprises for approval to change a portion of South Medina to Carlos Martinez Drive, generally located between Tampico Street and Chihuahua Street within Council District 5. Staff recommends Approval (Valerie Rodriguez, Senior Planner, 210-207-0533, Valerie.Huerta-Rodriguez@sanantonio.gov, Development Service Department)
- Item #12 **ADDR-SNC-20-12700004:** A request by Gretchen Sellard for approval to change a portion of Lou Mell Drive to Pinnacle Oaks, generally located between North Loop 1604 West and Bacon Road, within Council District 8. Staff recommends Approval (Valerie Rodriguez, Senior Planner, 210-207-0533, Valerie-Huerta.Rodriguez@sanantonio.gov, Development Service Department)

Variances

- Item #13 **FPV# 20-005 AP#2495636-7430 Deep Springs:** Request by Mr.Civil, Luis Rodriguez and Jesus Ramirez, the property owner, for approval of a variance request associated with a building permit AP# 2495636 for an existing residential lot (Zoned R6) located at 7430 Deep Springs. Staff recommends Approval. [Sabrina Santiago, Interim Storm Water Engineering Manager, (210) 207-0182, Sabrina.santiago@sanantonio.gov]

Comprehensive Master Plan Amendments

- Item #14 **PLAN AMENDMENT CASE PA-2020-11600073 (Council District 4):** A request by Jose Ortega, property owner, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Suburban Tier" to "Agribusiness/RIMSE Tier" on 2.48 acres out of CB 4298, located at 13874 Watson Road. Staff recommends Approval.(Associated Zoning Case Z-2020-10700229) (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)
- Item #15 **PLAN AMENDMENT CASE PA-2021-11600004 (Council District 2):** A request by Amir Namakforoosh, 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 "Parks Open Space" and "Mixed Use" to "Mixed Use" on 12.088 acres out of NCB 10578, located at 3623 East Commerce Street. Staff recommends Approval (Associated Zoning Case Z-2021-10700021) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

Motion

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

Commissioner M. Garcia motioned to approve all items, except items # 4, 5, 10, and 16 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 # 4 **19-11800544:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Southton Meadows Subdivision Unit 2, generally located south of the intersection of Southton Road and Henze Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Item #5 **19-11800546:** 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 4 Subdivision, generally located southwest of the intersection of Interstate 37 and Southton. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

Commissioner Peck recused himself at 2:06 p.m.

Motion

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

Commissioner Proffitt motioned to approve items #4 and 5.

Second: Commissioner Oroian

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

Opposed: None

Recused: Peck

Motion Passed as Approval with a vote of 10-0

Item #10 **ADDR-SNC-20-12700002:** A request by Cuisine Solutions for approval to change Aviation Landing to Sous Vide Way, generally located between City Base Landing and Lyster Road, within Council District 3. Staff recommends Approval (Valerie Rodriguez, Senior Planner, 210-207-0533, Valerie.Huerta-Rodriguez@sanantonio.gov, Development Service Department)

Madam Chair Gonzalez recused herself at 2:08 p.m.

Motion

Vice Chair Peck asked for a motion for the items as presented.

Commissioner C. Garcia motioned to approve item #10.

Second: Commissioner Jackson

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

Opposed: None

Recused: Gonzalez

Motion Passed as Approval with a vote of 10-0

Postponed

Item #16 A public hearing and a resolution recommending the City's consent to the creation by Medina County of a Fresh Water Supply District (FWSD), to be named Medina County FWSD No. 4, the subsequent conversion to a Water Control Improvement District (WCID), the expansion of the converted WCID and an associated Development Agreement between the City of San Antonio and the owners consisting of Gallagher Concourse, LP, Ltd., D-W 381 Partners, LLC and Goldfinch Farms, LLC. Staff recommends Approval. [Priscilla Rosales-Piña, Planning Manager, Planning Department, 210)207-7839, Priscilla.Rosales-Pina@sanantonio.gov]

Approval of Minutes

Item #17 Consideration and Action on the Minutes from February 10, 2021.

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, Carrillo, C. Garcia, Siegel, M. Garcia, Bustamante, Oroian, Proffitt, Peck, Gonzalez

Opposed: None

Abstain: Dessouky

Motion Passed as Approval with a vote of 10-0


Adjournment

There being no further business, the meeting was adjourned at 2:10 p.m.

APPROVED


Connie Gonzalez, Madam Chair

ATTEST:


Melissa Ramirez, Assistant Director