

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

September 23, 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

1:45 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: Peck, C. Gonzalez, M. Garcia, Carrillo, 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

Logan Sparrow, Development Services Manager, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **18-900017:** Request by Zack Peed, Hana Golf, LLC, for approval to replat and subdivide a tract of land to establish Trails at Briggs Ranch, Unit-2 (PUD), generally located northeast of the intersection of State Highway 211 and Briggs Ranch. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 2 **19-11800196:** Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Mission Del Lago Unit 12 B&C (TIF) Subdivision, generally located southwest of Del Lago Parkway and U.S. Highway 281 South. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item # 3 **19-11800250:** Request by Lloyd A. Denton, Jr., LFV Properties, LTD., SA Kinder Ranch No. 2, LTD., & SA Kinder West Unit 6, Inc. for approval to subdivide a tract of land to establish Kinder West, Unit-6 (Enclave), generally located northwest of the intersection of East Borgfeld Drive and Kinder Parkway. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 4 **19-11800278:** Request by Blake Yantis, Agent, S.A Kosta Browne, LTD., for approval to subdivide a tract of land to establish Thea Meadows, Unit 1 Subdivision, generally located southwest of the intersection of South East Military Drive and Jo Marie Drive. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item # 5 **19-11800303:** Request by Richard Mott, Lennar Home of Texas and Land Construction LTD, Frederick M Donecker, Rose M. Seller, Tara B. Jaeckle, Donecker 4 Ranch, for approval to subdivide a tract of land to establish Medina Landing – Unit 1, generally located southwest of the intersection of Highway 90 and Loop 1604. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item #6 **19-11800368:** Request by Mark Schendel, KB Home Lonestar Inc., for approval to subdivide a tract of land to establish Southton Cove, Unit 1 Subdivision, generally located northeast of the intersection of Interstate 37 and Southton Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #7 **19-11800499:** Request by Dr. Brian T. Woods, Northside Independent School District for approval to replat and subdivide a tract of land to establish FM 471 North Area #4 ES, generally located northeast of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

- Item #8 **19-11800508:** Request by Leslie Ostrander, Continental Homes of Texas, L.P. for approval to subdivide a tract of land to establish Riverstone Unit C3, generally located northwest of the intersection of Talley Road and Galm Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)
- Item #9 **19-11800526:** Request by Leslie K. Ostrander, Continental Homes of Texas L.P., for approval to subdivide a tract of land to establish Riverstone Unit 3 Phase 1 Subdivision, generally located northwest of the intersection of Talley Road and Galm Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #10 **20-11800151:** Request by Kevin C. White, White-Conlee Builders, LTD., for approval to subdivide a tract of land to establish Melissa Ranch – Multi-Family, generally located Northeast of Pue Rd and US Highway 90. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

Variances

- Item #11 **TPV 20-051** Tree Preservation Variance for Silos Subdivision: Request by Mr. Richard Mott, P.E. 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”, located southwest of the intersection of US Highway 90 and Masterson Rd. Staff recommends Approval. (Mark Bird, City Arborist, (210) 207-0278, Mark.Bird@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item #12 **PLAN AMENDMENT CASE PA-2020-11600051 (Council District 8):** A request by Brown & Ortiz, P.C., 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 “Regional Mixed-Use” on 0.736 acres out of NCB 14852, located at 4949 North Loop 1604 West. Staff recommends Approval. (Associated Zoning Case Z-2020-10700180 CD ERZD) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
- Item #14 **PLAN AMENDMENT CASE PA-2020-11600058 (Council District 2):** A request by Michele Debs, 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 “Mixed Use” to “Light Industrial” on Lot 5 and Lot P-100, NCB 10233, located at 403 Kraft Street. Staff recommends Approval. (Associated Zoning Case Z-2020-10700195) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

- Item #15 **PLAN AMENDMENT CASE PA-2020-11600059 (Council District 10):** 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 "Regional Center" to "Specialized Center" on Lot P-3A, Lot P-5A, Lot P-6, Lot P-3B and Lot P-5, NCB 15911, generally located in the 11600 block of Crosswinds Way. Staff recommends Approval. (Associated Zoning Case Z2020-10700198) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
- Item #16 **PLAN AMENDMENT CASE PA-2020-11600061 (Council District 6):** A request by Brown and Ortiz, representative, for approval of a Resolution to amend the Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use" to "Community Commercial" on 32.217 acres out of NCB 17636, located in the 7900 block of West Loop 1604 North. Staff recommends Approval. (Associated Zoning Case Z-2020-10700200) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department).

Other Items

- Item #17 A Resolution recommending City Council authorize an Ordinance declaring as surplus and authoring the sale or conveyance of 56.934 acres of City-owned property located within the Southwest Business and Technology Park at Old Highway 90 West and State Highway 151, described as Lots P-100, 6, 7, 8, 9, 10, 11, Block 9 NCB 11379 in Council District 6. Staff recommends Approval. (Adrian Ramirez, Senior Real Estate Specialist Public Works Department, Adrian.Ramirez@sanantonio.gov, 210-207-2099)
- Item #18 **S.P. 2206** - Resolution recommending the closure, vacation and abandonment of an improved 56-foot wide Drainage Public Right-of-Way within New City Blocks 13631 and 14527 in Council District 2, as requested by H-E-B, LP, for a fee of \$63,100.00. Staff recommends Approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)

Motion

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

Commissioner Proffitt motioned to approve all items on the combined agenda as presented with the exception of item # 13.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 6-0

Commissioner Carrillo joined the virtual Planning Commission at 2:10 PM.

Individual Items

Item #13 **PLAN AMENDMENT CASE PA-2020-11600056(Council District 2):** A request by Joe Monroe, 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 "Park Open Space" to "Regional Commercial" on Lot TR-13, NCB 10747, located in the 100 block of Grobe Road. Staff recommends Denial. (Associated Zoning Case Z-2020-10700192) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department).

Kristie Flores, Planning Manager, presented item #13. Joe Monroe, Applicant, was present via phone for questions.

Motion

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

Commissioner Peck motioned for a denial for item # 13.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed as Denial with a vote of 7-0

Approval of Minutes

Item # 19 Consideration and Action on the Minutes from September 9th, 2020.

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

Commissioner Gonzalez motioned to approve minutes from September 9th, 2020.

Second: Commissioner Carrillo

In favor: Carrillo, Proffitt, M. Garcia, Peck, Gonzalez, C. Garcia

Abstain: Jackson

Motion passes for approval with a vote of 6-0 with one abstention.

Adjournment

There being no further business, the meeting was adjourned at 2:45 p.m.

APPROVED

A handwritten signature in black ink, appearing to read "Christopher Garcia", with a long, sweeping horizontal stroke extending to the right.

Christopher Garcia, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read "Melissa Ramirez", with a large, stylized flourish extending from the bottom right.

Melissa Ramirez, Assistant Director