



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

March 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 Haynes | 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, Carrillo Haynes, Siegel, Dessouky, C. Garcia, Bustamante, Oroian, Proffitt, Peck, Gonzalez
- Absent : Jackson
- 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, Policy Administrator, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **19-11800145:** Request by Dan Mullins (Agent), Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 2, Unit 5 PUD, generally located west of the intersection of Scenic Loop Road and Ivory Canyon. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 2 **19-11800164:** Request by Andrew Rodriguez, Skyhawk Villa De San Antonio, LLC for approval to replat and subdivide a tract of land to establish Stadium Pointe P.U.D. Unit 2 & 3 Subdivision, generally located southeast of the intersection of West Hausman Road and North Loop 1604. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 3 **19-11800165:** Request by Richard Mott (Agent), Lennar Homes of Texas Land & Construction LTD., for approval to subdivide a tract of land to establish Weir Ave. Land Development, generally located west of the intersection of Weir Avenue and General McMullen. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 4 **19-11800437:** Request by Thad Rutherford, Southstar Mission Del Lago Developer, LLC, for approval to subdivide a tract of land to establish Del Lago Parkway South PH2B (TIF), generally located west of the intersection of US Hwy 281 and Mission Grande. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 5 **19-11800359:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Ruby Crossing Subdivision Unit 1, generally located south of the intersection of South Loop 1604 and Red Forest Lane. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 6 **20-11800134:** Request by Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Subdivision, Unit 1A, generally located west of the intersection of Davis Ranch and Swayback Ranch. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 7 **20-11800149:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Subd, Unit A Phase II, 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 # 8 **20-11800167:** Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD, for approval to replat and subdivide a tract of land to establish Silos Subdivision Unit 5, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 9 **20-11800235:** Request by Matthew D. Miller, QT South, LLC, for approval to replat and subdivide a tract of land to establish QT 4065 Addition, generally located at the intersection of Old Pearsall Road and Loop 410. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 10 **20-11800334:** Request by Richard Mott, Lennar Homes of Texas, Land & Construction, LTD., for approval to subdivide a tract of land to establish Medina Landing - Unit 2, generally located south of the intersection of U.S. 90 and Loop 1604. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 11 **20-11800493:** Request by Earl Tom Pyle, TMM Investments, LTD, for approval to subdivide a tract of land to establish Watson Apartments Subdivision, generally located east of the intersection of Somerset Road and Watson Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 12 **20-11800515:** Request by Guy Lawrence Floyd II, GFTB, LLC, for approval to subdivide a tract of land to establish Westover Bluffs Duplexes Subdivision, generally located west of the intersection of Westover Bluff and North Ellison Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 13 **20-11800518:** Request by J.L. Joey Guerra, Jr., HPSA Land Partners, LLC, for approval to subdivide a tract of land to establish Horizon Pointe-Unit 16 Subdivision, generally located southeast of the intersection of Woodlake Parkway and Binz-Engleman Rd. Staff recommends Approval. (Paige Strunk, Planner, (210) 207-0259, Paige.Strunk@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

- Item # 14 **PLAN AMENDMENT CASE PA-2021-11600001 (ETJ - Closest to Council District 8):** A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from "Agricultural" to "Community Commercial" on CB 4612 P-3, P-4A ABS 653, located at 21880 Scenic Loop Road. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

- Item # 15 **PLAN AMENDMENT CASE PA-2021-11600002** (ETJ - Closest to Council District 8): A request by Patrick Christensen, representative, for approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land from “Low Density Residential” to “Employment/Flex Mixed Use” on Lot 8, Block 1, CB 4704A, located at 25225 Boerne Stage Road. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)
- Item # 16 **PLAN AMENDMENT CASE PA-2021-11600007** (Council District 8): A request by Killen, Griffin & Farrimond, 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 “Country Tier” to “Suburban Tier” on Lot 2 and Lot 2A, Block D, NCB 35936, located at 20280 Carrie Louise Street. Staff recommends Approval. (Associated Zoning Case Z-2021-10700035) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

Other Items

- Item # 18 Major Thoroughfare Plan Amendment: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Kelly Parkway, a Super Arterial Type A requiring 200’ - 250’ feet of right-of-way, between existing US 281 and approximately 1.2 miles west of existing US 281. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

Motion

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

Commissioner Peck motioned to approve all items, except item # 17 on the combined agenda.

Second: Commissioner M. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 10-0

Individual Items

Kristie Flores, Planning Manager, presented Item #17 to the Planning Commission.

- Item # 17 **PLAN AMENDMENT CASE PA-2021-11600009** (Council District 10): A request by Montoya Graham, representative, for approval of a Resolution to amend the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from “Neighborhood Commercial” to “Community Commercial” on Lot 9, Block 51, NCB 17192, located at 3965 Thousand Oaks Drive. Staff recommends Approval. (Associated Zoning Case Z-2021-10700030 CD) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

Motion

Madam Chair Gonzalez asked for a motion for item #17 as presented

Commissioner M. Garcia motioned to approve item #17.

Second: Commissioner Proffitt

In Favor: C. Garcia, Siegel, Dessouky, M. Garcia, Oroian, Proffit, Peck, Gonzalez

Opposed: Carrillo Haynes, Bustamante

Motion Passed as Approval with a vote of 8-2

Approval of Minutes

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

Motion

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

Commissioner Carrillo Haynes motioned to approve minutes.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 10-0

Adjournment

There being no further business, the meeting was adjourned at 2:19 p.m.

APPROVED

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director