



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

**April 28, 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

**1:47 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.**

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

**- Roll Call**

**- Present: M. Garcia, Jackson, Carrillo Haynes, Siegel, Dessouky, C. Garcia, 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, Policy Administrator, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **20-11800225:** Request by Lloyd A. Denton Jr., Cantera Hills Development, LTD for approval to subdivide a tract of land to establish Cantera Hills Unit-1A (Enclave), generally located northwest of the intersection of Babcock Road and Scenic Loop Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 2    **20-11800238:** Request by Jamie Rodriguez, Rainbow Wish, LLC, for approval to subdivide a tract of land to establish Hunters Pond Phase 8 T.I.F. Subdivision, generally located southeast of the intersection of Loop 410 and Hunters Pond. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 3    **20-11800290:** Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD, for approval to subdivide a tract of land to establish Crescent Hills Unit 1, generally located northeast of the intersection of Covel Road and Old Pearsall Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 4    **20-11800618:** Request by Taylor Dreiss, Pecan Springs Development Company, LLC and Tom Dreiss, Toutant Ranch, LTD., for approval to replat and subdivide a tract of land to establish Pecan Springs Unit 1A, generally located west of the intersection of Montell Point and Morhiss Point. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments**

- Item # 6    **PLAN AMENDMENT CASE PA-2021-11600026** (Council District 3): A request by Brown and Ortiz PC, 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 Tier", and "Suburban Tier" to "Suburban Tier on 120.31 acres out of CB 4007 and 57.20 acres out of CB 4069B, located at 11418 Blue Wing Road and 4345 Mickey Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700022) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

**Other Items**

- Item # 7    **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 Beck Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between existing New Sulphur Springs Road and existing Burshard Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

- Item # 10 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 East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between existing Cagnon Road and existing Loop 1604. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)
- Item # 11 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 East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 1580' east of existing Montgomery Road and existing Cagnon Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)
- Item # 12 Consideration and Action to amend the Planning Commission Technical Advisory Committee Bylaws. (Monique Mercado, Principal Planner, (210) 207-5016, monique.mercado@sanantonio.gov, Development Services Department.)

**Public Comment**

A representative for Mr. and Mrs. Hensey, 4485 Milky Road, left a voicemail in opposition of item #6.

**Motion**

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

Commissioner M. Garcia motioned to approve all items, except items # 5, 8, and 9 on the combined agenda.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed as Approval with a vote of 10-0**

**Individual Items**

Kristie Flores, Planning Manager, presented item #5. Charles Christian, applicant, was present for questions.

- Item # 5 **PLAN AMENDMENT CASE PA-2021-11600017** (Council District 1): A request by Chuck Christian, representative, for Approval of a Resolution to amend the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Community Commercial" on Lot 24, Block 78, NCB 2773, located at 1303 West Lullwood Avenue. Staff recommends Denial with an Alternate Recommendation. (Associated Zoning Case Z-2021-10700060) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department)

**Motion**

Madam Chair Gonzalez asked for a motion for item #5 as amended.

Commissioner Carrillo Haynes motioned to approve item #5 as amended.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

**Motion Passed as Approval as amended with a vote of 10-0**

Marco Hinojosa, Senior Transportation Planner presented item #8. Ashley Fairmond, applicant, was present via phone for questions.

Item # 8 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 East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between existing Graytown Road and existing Abbott Road, and designating an existing segment of Abbott Road as a Secondary Arterial Type A, requiring 86' feet right-of-way, between approximately 3,250' feet north of the existing intersection of Graytown Road & Abbott Road and existing FM 1346. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

Mark Hendrick, 2661 North Graytown Rd, left a voicemail asking for a continuance.

**Motion**

Madam Chair Gonzalez asked for a motion for item #8 as a continuance

Commissioner Siegel motioned to approve item #8 as a continuance

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

**Motion Passed as Continuance with a vote of 10-0**

Marco Hinojosa, Senior Transportation Planner presented item #9. Ashley Fairmond, applicant, was present via phone for questions.

Item # 9 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 Graytown Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 3,290' northwest of the existing intersection of Graytown Road and Freudenburg Road and approximately 1,240' southwest of the existing intersection of Graytown Road and Freudenburg Road; and realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 4,840' feet east of existing Schuwirth Road and existing Graytown Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

Mark Hendrick, 2661 North Graytown Rd, left a voicemail asking for a continuance.

**Motion**

Madam Chair Gonzalez asked for a motion for item #9 as a continuance

Commissioner Peck motioned to approve item #9 as a continuance

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

**Motion Passed as Continuance with a vote of 10-0**

**Approval of Minutes**

Item #13 Consideration and Action on the Minutes from April 14, 2021.

**Motion**

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

Commissioner Proffitt motioned to approve minutes.

Second: Commissioner M. Garcia

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 2:32 p.m.

APPROVED

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director