

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

August 12, 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 Plannin 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.

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

- Roll Call
- Present: Jackson, Peck, C. Gonzalez, M. Garcia, Proffitt, Carrillo, C. Garcia
- 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, Development Services Manager, presented the combined hearing items to the Planning Commission.

Planned Unit Development

- Item # 1 **180521:** Request by Dana Green, Green Land Ventures, Ltd., for approval to subdivide a tract of land to establish River Ranch Unit V, PUD Subdivision, generally located northwest of the intersection of Boerne Stage Road and Interstate Highway 10. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2 **20-11700001:** Request by Antonio Brunet, R/A Dominion Development Properties, LLC, for approval a Planned Unit Development Major Amendment to establish Dominion Heights Subdivision Phase 1A Subdivision, generally located southwest of the intersection of Brenthurst Lane and Dominion Drive. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

Plats

- Item # 3 **18-900034:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Copper Canyon Unit 5 Subdivision, generally located southeast of the intersection of FM 1863 and US Highway 281. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 5 **18-900105:** Request by Leslie Ostrander, Continental Homes of Texas, L.P. and Blake Yantis, SA Given To Fly, LLC., for approval to subdivide a tract of land to establish Stoney Creek Subdivision, Unit 3, generally located northwest of the intersection of Hwy 90 and Grosenbacher Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item #6 **19-11800028:** Request by Laddie Denton, Southton Partners, LLC., for approval to subdivide a tract of land to establish Southton Lake Subdivision, generally located northwest of the intersection of IH-37 and Southton Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item #8 **19-11800076:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to replat and subdivide a tract of land to establish Valley Ranch – Unit 17 Subdivision, generally located north of the intersection of Culebra Road and Ranch View East. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #9 **19-11800338:** Request by Lloyd Denton Jr., Rogers/Bitterblue 281 LTD., for approval to subdivide a tract of land to establish Canyon Pass Apartments Subdivision, generally located southwest of the intersection of Overlook Parkway and US Highway 281. Staff recommends Approval. (Xiaoyu Hu, Planner, (210) 207-7980, Xiaoyu.Hu@sanantonio.gov, Development Services Department).

- Item #10 **19-11800423:** Request by John Maberry, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Applewood, Unit 1 Subdivision, generally located northwest of the intersection of Southwest Loop 1604 and FM 143. Staff recommends Approval. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department).
- Item #11 **19-11800460:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Riverstone Unit C1 Subdivision, generally located northwest of the intersection of Talley Road and Galm Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #12 **19-11800461:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Frio River Run Phase 1 Subdivision, generally located northwest of the intersection of Talley Road and Galm Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item #13 **19-11800462:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Riverstone Unit D1 Subdivision, generally located northwest of the intersection of Talley Road and Galm Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

Variances

- Item #16 **TPV- 20-036** Tree Preservation Variance for Loop 410 - Lot 8 SUMMARY: Request by David Parkerson, PE – Kavanaugh Consulting, LLC 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”, generally located off 6813 NW Loop 410. 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)
- Item #17 **FPV# 20-002 Floodplain Variance:** Request by the City of San Antonio Public Works Department's Project Delivery Division for approval of a variance request associated with a Floodplain Development Permit (FPDP) #2020324 for the construction of an elevated home at 922 NW 36th Street within the Zarzamora Creek floodplain. Staff recommends Approval. [Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, jacob.powell@sanantonio.gov, PWD Department]
- Item #18 **FPV- 20-003 Floodplain Variance:** Request by SA BigHausLand, LLC for approval of a variance request associated with a LAND-PLAT-20-11800047 and Floodplain Development Permit (FPDP) #2020479 to increase the 100-year floodplain water surface elevation by more than 0.5 feet (6”). Staff recommends Approval. [Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, jacob.powell@sanantonio.gov, PWD Department]

- Item #19 **FPV# 20-004 Floodplain Variance:** Request by Brown & Ortiz, PC for approval of a variance request associated with AP# 2148830 and Floodplain Development Permit (FPDP) #2020541 to allow flooding depths greater than 6" in a parking lot. Staff recommends Approval. [Jacob Powell, Storm Water Engineering Manager, (210) 207-0176, jacob.powell@sanantonio.gov, PWD Department]

Comprehensive Master Plan Amendments

- Item #22 **PLAN AMENDMENT CASE PA-2020-11600042 (Council District 1):** A request by Xiaohuan Huang, property owner, for approval of a Resolution to amend the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Low Density Residential" to "Neighborhood Commercial" on Lot 14, Block 159, NCB 8817, located 1815 Thorain Boulevard. Staff recommends Approval. (Associated Zoning Case Z-2020-10700140) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
- Item #23 **PLAN AMENDMENT CASE PA-2020-11600043 (Council District 8):** A request by Brown & Ortiz, P.C., 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 "Rural Estate Tier" to "Suburban Tier" on Lot P-38E and Lot P-38F, NCB 18333, located at 20865 West Interstate 10. Staff recommends Approval. (Associated Zoning Case Z-2020-10700159) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
- Item #24 **PLAN AMENDMENT CASE PA-2020-11600044 (Council District 4):** A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Suburban Tier" to "General Urban Tier" on 18.042 acres out of CB 4295 and CB 4301, generally located in the 13000 block of Watson Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700161) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department)
- Item #26 **PLAN AMENDMENT CASE PA-2020-11600047 (Council District 2):** A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution, to amend the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "High Density Residential" on 7.899 acres out of NCB 17983, generally located in the 4000 block of Woodlake Parkway. Staff recommends Approval. (Associated Zoning Case 2020-10700167) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).
- Item #27 **PLAN AMENDMENT CASE PA-2020-11600048 (Council District 1):** A request by Killen, Griffin & Farrimond, PLLC, representative, for approval of a Resolution to amend the Midtown Area Regional Center, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Light Industrial" to "Business/Innovation Mixed-Use" on 0.1458 acres out of Block 1, NCB 6615, located at 102 Jon Ann. Staff recommends Approval. (Associated Zoning Case Z-2020-10700170) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

Other Items

Item #28 A request by the Parks and Recreation Department for approval of a resolution recommending the execution of an interlocal agreement with the Northside Independent School District for the disposition of 0.47 acres containing Meadowcliff Community Center and acceptance of 4.231 acres of property located in the floodplain adjacent to Timberwilde Elementary School to serve as part of the Culebra Tributary Greenway located in Council District 6. Staff recommends Approval. (Sandy Jenkins, Park Projects Manager, (210) 207-2721, Sandy.Jenkins@sanantonio.gov, Parks and Recreation Department)

Opposition

Frank Orman wrote a letter in opposition for item #10.

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 items 4, 7, 14, 15, 20, 21, and 25.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 7-0

Individual Items

Item # 4 **18-900038:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Solana Ridge Subdivision Unit 16 Subdivision, generally located northwest of the intersection of Southwest Loop 410 and Old Pearsall Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

Item #7 **19-11800048:** Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to replat and subdivide a tract of land to establish Solana Ridge Unit 17 & 18 Subdivision, generally located southwest of the intersection of I.H. Loop 410 and Ray Ellison Boulevard. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

Commissioner Peck recused himself at 2:10 p.m.

Motion

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

Commissioner Proffitt motioned for an approval for items # 4 and 7.

Second: Commissioner Carrillo

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 6-0

Item #14 **PLAT-TIMEEXT-20-12000008**: Request by Leo Gomez, Brooks Development Authority, for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC) for Plat # 160399 - BCB – Louis Bauer - Phase 1, generally located west of the intersection of South New Braunfels and Research Plaza. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

Commissioner Gonzalez recused herself at 2:11 p.m.

Motion

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

Commissioner Carrillo motioned for an approval for item # 14.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 6-0

Item #15 A request by Ricardo D. Renteria to appeal the staff denial of a Certificate of Determination UDC 35-430 (c) Plat Exception request for a proposed single-family residence, located at 17030 Shady Falls. Staff recommends Denial. (Daniel Hazlett, Planning Coordinator, (210) 207-8270, Daniel.Hazlett@sanantonio.gov, Development Services Department)

Logan Sparrow, Development Services Manager, presented Item # 15 to the Planning Commission. Ricardo D. Renteria, Applicant, was present for questions.

Motion

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

Commissioner Peck motioned for a denial for item # 15.

Second: Commissioner Proffitt

In Favor: Proffitt, M. Garcia, Peck, Gonzalez, Garcia

Opposed: Jackson, Carrillo

Motion Passed as Denial with a vote of 5-2

Item #25 **PLAN AMENDMENT CASE PA-2020-11600046 (Council District 4):** A request by Brown & Ortiz, P.C., representative, for approval of a Resolution to amend the West/ Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Civic Center" to "Regional Center" on 2.178 acres out of NCB 13659, located at 8019 Interstate 35 South. Staff recommends Denial, with Alternate Recommendation. (Associated Zoning Case Z-2020-10700166) (Victoria Castro, Planner, (210) 207-2736, Victoria.Castro@Sanantonio.gov, Development Services).

Motion

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

Commissioner Peck motioned for a denial with alternative recommendation for item # 25.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed as Denial with alternative recommendation with a vote of 7-0

Item #20 **(Continued from 07/08/2020): PLAN AMENDMENT CASE PA-2020-11600028 (Council District 2):** A request by Matthew Badders, for approval of a Resolution to amend the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low Density Residential" to "Mixed Use" on Lots 1,2,3,4,7,8,9,10, Block 3, NCB 1178, located in the 2000 block of North Walters. Staff recommends Approval. (Associated Zoning Case Z-2020-10700113) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

Kristie Flores, Planning Manager, read item # 20 into the record. Matthew Badders, Applicant, was present for questions.

Public Comment

Voicemails

1. Diane Hill, 314 Sandmeyer, left a voicemail in opposition.
2. Lois Franklin, 515 Hayes, left a voicemail in opposition.
3. Steve Versteeg, 105 Reno St, left a voicemail in opposition.

Live Callers

1. Rose Hill, Government Hill Association President, called in opposition.
2. Lorenzo Ortiz, 2547 IH 35 N, called in opposition.
3. Dora Perez, 725 Sandmeyers, called in opposition.
4. D'ette Cole, 105 Reno St, called in opposition.

Letters

1. Yolanda Delfin, 103 Reno St, wrote a letter in opposition.
2. Patti Zaintz, President of the Conversation Society of San Antonio, wrote a letter in opposition.
3. Historic Westside Residents Association wrote a letter in opposition.

4. Amber Alonzo wrote a letter in opposition.
5. Cosima Colvin, Dave Wasson, Mary Johnson, Frederica Kushner, Anisa Schell, Cynthia Speilman, Anthony Garcia, Margaret Leeds, and Tami Kegly wrote a joint letter in opposition.
6. Jose Padilla, 312 Tilden, wrote a letter in opposition
7. Valerie Reynolds wrote a letter in opposition
8. Carmen Enriquez, 1807 Carson, wrote a letter/petition signed by 10 individuals in opposition.
9. Mary Helen Cervantes, 603 Sandmeyer, wrote a letter in opposition.
10. Betty Allen, 1718 E. Carson St, wrote a letter in opposition
11. Marlene Hawkins wrote a letter in opposition
12. Monica Savino, 1120 E Crockett, wrote a letter in opposition

Motion

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

Commissioner Proffitt motioned for a denial with alternative recommendation for low density mixed use for item # 20.

Second: Commissioner Jackson

In Favor: Unanimous

Opposed: None

Motion Passed as Denial with alternative recommendation with a vote of 7-0

Break at 4:03 PM.

Returned at 4:12 PM

Item #21 **PLAN AMENDMENT CASE PA-2020-11600033 (Council District 3):** A request by Nicholas Harris, representative, for approval of a Resolution to amend the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan for the City, by changing the future land use from "Low Density Residential" to "Community Commercial" on Lot P-10 and P-11, NCB 10777, located at 4619 Sinclair Road. Staff recommends Denial. (Associated Zoning Case Z-2020-10700142) (Lorianne Thennes, Planner 210-207-7945, lorianne.thennes@sanantonio.gov; Development Services Department).

Kristie Flores, Planning Manager, read item # 21 into the record. Nicholas Harris, Applicant, was present for questions.

Public Comment

Letters

1. David Gonzalez, 4626 Paula Drive, wrote a letter in opposition.
2. Leonard & Cheryl Ginglewood, 4634 Paula Drive, wrote a letter in opposition.
3. Allen Ocha, 3004 Jupe Dr, wrote a letter in opposition.
4. Eric Insa, 4722 Paula Dr, wrote a letter in opposition.

Motion

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

Commissioner Proffitt motioned for an approval as amended to neighborhood commercial for item # 21.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

Motion Passed as Approval as amended to neighborhood commercial with a vote of 7-0

Approval of Minutes

Item # 29 Consideration and Action on the Minutes from July 22nd, 2020.

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

Commissioner Gonzalez motioned to approve minutes from July 22nd, 2020

Second: Commissioner Proffitt

In favor: Unanimous

Motion passes for approval with a vote of 7-0.

Adjournment

There being no further business, the meeting was adjourned at 4:57 p.m.

APPROVED

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

Christopher Garcia, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Melissa Ramirez", with a long horizontal flourish extending to the right.

Melissa Ramirez, Assistant Director

A small, stylized handwritten mark in blue ink, possibly initials or a signature, located to the left of the name Melissa Ramirez.