

City of San Antonio



**Planning Commission Minutes**

Development and Business Services

Center

1901 South Alamo

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**June 10, 2020**

**2:00PM**

**Videoconference**

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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 |  
Dr. Cherise Rohr-Allegrini |

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, Videoconference.** 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: C. Garcia, Peck, C. Gonzalez, Jackson, Rohr-Allegrini, M. Garcia, Proffitt, Carrillo, McGhee,
- 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.

**Plats**

- Item # 1    **180383:** Request by James H. Japhet, NAPA Oaks SA, Ltd. for approval to subdivide a tract of land to establish NAPA Oaks, Unit-7 PUD Subdivision, generally located southeast of the intersection of Monterey Falls and Versant Hills. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)
- Item # 2    **180403:** Request by Jay Patterson, Southerland Canyons II, LLC and Patrick and Amy L. McGrath, for approval to replat and subdivide a tract of land to establish McGrath Subdivision PUD Subdivision, generally located northwest of the intersection of Doherty Spring and Remington Park. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 3    **180530:** Request by Rudy Munoz, Century Land Holdings II, LLC, for approval to replat and subdivide a tract of land to establish Millican Grove Phase 1, Unit 2 Subdivision, generally located southeast of the intersection of Brigadier Drive and Airmen Drive. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 4    **180534:** Request by Joseph Hernandez, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Palo Alto Unit 3 Subdivision, generally located southwest of the intersection of Loop 410 and Highway 16. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 5    **18-900102:** Request by Darren B. Casey, C-5 Holdings, LLC and Taso Property Owners LTD., for approval to replat and subdivide a tract of land to establish Tacara Stone Oak VI Subdivision, generally located northwest of the intersection of Stone Oak Parkway and U.S. Highway 281. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item #6    **19-11800282:** Request by Blake Honigblum, Riverbend Rones, LP, for approval to subdivide a tract of land to establish Riverbend Ranch-Unit 1 Subdivision, generally located southwest of the intersection of IH-37 and Donop Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item #7    **19-11800002:** Request by Brian Barron, Lennar Homes of Texas Land & Construction, Ltd., for approval to replat and subdivide a tract of land to establish Avila Subdivision, generally located southeast of the intersection of Woodlake Parkway and Seguin Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 8    **19-11800027:** Request by Matthew Long, Cayetano Development, LLC, for approval to subdivide a tract of land to establish Rancho Escondido Subdivision, generally located southeast of the intersection of Beck Road and U.S. Highway 87. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

- Item # 9 **19-11800063:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Westlakes Collector Phase 3 Subdivision, generally located southwest of the intersection of Balmorhea and Stillhouse Hollow. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 12 **19-11800255:** Request by Brian Barron, Lennar Homes of Texas Land & Construction, Ltd., for approval to subdivide a tract of land to establish Rosillo Creek North Sub, Unit-1 Subdivision, generally located northwest of the intersection of St. Hedwig Road and N. Foster Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)
- Item # 13 **19-11800256:** Request by Steve Braha, SLF IV- Culebra 1604 Investors, JV, L.P., for approval to subdivide a tract of land to establish Culebra Commons Phase III Commercial Subdivision, generally located northeast of the intersection of Culebra Road and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 14 **19-11800518:** Request by Fernando Reyes, Reyes Properties, LTD., for approval to subdivide a tract of land to establish Reyes Properties Subdivision, generally located Southwest of the intersection of Watson Road and Applewhite Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 15 **20-11800020:** Request by Eyal Avnon, Rialto Homes, LP, for approval to replat and subdivide a tract of land to establish Creekside Court Replat, PUD Subdivision, generally located north of the intersection of Vance Jackson and Callaghan Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)

### **Comprehensive Master Plan Amendments**

- Item # 17 **PLAN AMENDMENT CASE PA-2020-11600025 (Council District 4):** A request by Brown & Ortiz, representative, for approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Agribusiness Tier" to "Suburban Tier" on Lot P-2 and Lot P-5, NCB 11295; Lot P-3 and Lot P-5, NCB 17364; and Lot P-105, NCB 11298, generally located in the 9300 block of Interstate 35 South and the 9400 block of Somerset Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700105) (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)

- Item # 18 **PLAN AMENDMENT CASE PA-2020-11600026 (Council District 7):** A request by Killer Griffin & Farrimond, PLLC, 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 classification from "General Urban Tier" to "Regional Center" on Lot 1, Block 4, NCB 14880, located at 5830 Bandera Road. Staff recommends Approval. (Associated Zoning Case Z-2020-10700119) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

### **Other Items**

- Item # 19 **S.P. 2245** - Resolution recommending the closure, vacation and abandonment of an unimproved portion Woodruff Avenue Public Right-of-Way located between New City Blocks 10934, 10979, and 12807 in Council District 3 as requested by Neighborhood & Housing Services Department. Staff recommends approval. (Cynthia Cantú, (210) 207-4024, Cynthia.Cantu@sanantonio.gov, Public Works Department)

### **Opposition**

Item 17 had opposition.

Letter written by Dale Silva was read aloud by Kristie Flores, Planning Manager.

### **Motion**

Chairman C. Garcia asked for a motion for the items as presented.

Commissioner Peck motioned to approve all items on the combined agenda as presented with the exception of items 10, 11 and 16.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

**Motion Passed as Approval with a vote of 9-0**

### **Individual Items**

- Item # 10 **19-11800089:** Request by Brian Barron, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Southton Meadows Subdivision Unit 5, generally located southeast of the intersection of Henze Road and Southton Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

**Recusal**

Commissioner Peck recused himself at 2:08pm.

**Motion**

Chairman C. Garcia asked for a motion for the item as presented.

Commissioner Gonzalez motioned to approve item # 10 as presented.

Second: Commissioner Carrillo

In Favor: Unanimous

Opposed: None

**Motion Passed as Approval with a vote of 8-0**

Item # 11 **19-11800097:** Request by CW-BSLB, LLC, for approval to replat and subdivide a tract of land to establish Blue Skies Unit 1 Subdivision, generally located northwest of the intersection of WT Montgomery and US Highway 90 West. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department)

**Recusal**

Commissioner Carrillo recused herself at 2:09pm.

**Motion**

Chairman C. Garcia asked for a motion for the item as presented.

Commissioner Proffitt motioned to approve item # 11 as presented.

Second: Commissioner Gonzalez

In Favor: Unanimous

Opposed: None

**Motion Passed as Approval with a vote of 8-0**

Item # 16 **PLAN AMENDMENT CASE PA-2020-11600013 (Council District 9):** A request by Vickery and Associates Inc, representative, for approval of a Resolution to amend the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Business Park" to "High Density Residential" on 1.973 acres out of NCB 12059, generally located in the 12000 block of San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700054) (Michael Pepe, Planner, (210) 207-8208, michael.pepe@sanantonio.gov, Development Services Department)

Kristie Flores, Planning Manager, presented Item # 16 to the Planning Commission. Jeff, Designated representative was present via phone for questions.



John Harmon, 13108 Watt Lane left a voicemail in opposition.  
Kendra Delaney, 247 Patricia, left a voicemail in opposition.  
Julie Korkin, 15155 Cadillac Drive, left a voicemail in opposition.  
Paul Fitzgerald, 418 Woodway Forest Drive, left a voicemail in opposition.  
Cheryl Diegers, 307 Wood Shadows, left a voicemail in opposition.  
Stephen Murray, 11315 Mystery, left a voicemail in opposition.  
Ruby Robb, 13715 Westmont, left a voicemail in opposition.  
Joan Stafford, 414 Woodway Forest Drive, left a voicemail in opposition.  
Janis McClane, 2310 Creekside Bend, left a voicemail in support.  
Noelle Howland, 326 Stonewood, left a voicemail in opposition.  
Angie Woods, 20600 Country Woods Drive, left a voicemail in opposition.  
Charles Knoll, 307 Swiss Woods, left a voicemail in opposition.  
Bryan Barnett, 619 Serenade Drive, left a voicemail in opposition.  
Michael Ponar, 11115 East Valet, left a voicemail in opposition.  
Cindy Munch, 13703 Village Woods, left a voicemail in opposition.  
John Litzler, wrote a letter in support.  
Marco Barros wrote a letter in support.  
Arc of San Antonio wrote a letter in support.  
Patty Gibbons, 11618 Sandman, called in to speak in opposition.

Commissioner McGhee left the meeting at 2:43 PM.

**Motion**

Chairman C. Garcia asked for a motion for the item as presented.  
Commissioner M. Garcia motioned to approve item # 16 as presented.  
Second: Commissioner Proffitt  
In Favor: Unanimous  
Opposed: None

**Motion Passed as Approval with a vote of 8-0**

**Approval of Minutes**

Item # 20      Consideration and Action on the Minutes from May 27, 2020.

Chairman C. Garcia asked for a motion for approval of the minutes.

Commissioner Peck motioned to approve minutes from May 27, 2020

Second: Commissioner Rohr-Allegrini

In favor: Jackson, Carrillo, Proffitt, Rohr-Allegrini, Peck, M. Garcia, C. Garcia


Abstain: C. Gonzalez

**Motion passes for approval with a vote of 7-0 and one abstention.**

**Adjournment**

There being no further business, the meeting was adjourned at 3:33 p.m.

APPROVED

A handwritten signature in black ink, appearing to read "Chris C. Garcia", written in a cursive style.

Christopher Garcia, Chairman

ATTEST:

A handwritten signature in green ink, appearing to read "Melissa Ramirez", written in a cursive style.

Melissa Ramirez, Assistant Director