



## Planning Commission Minutes

Development and Business Services  
Center  
1901 South Alamo

**May 26, 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, Jackson, Siegel, Dessouky, C. Garcia, Oroian, Bustamante, Proffitt, Peck, Gonzalez
- Absent: Carrillo Haynes,
- Both SeproTec translators were 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****Item # 14 has been Postponed**

Logan Sparrow, Policy Administrator, presented the combined hearing items to the Planning Commission.

**Plats**

- Item # 1    **180144:** Request by Jay Patterson, Southerland Canyons II, LLC., for approval to subdivide a tract of land to establish Blackbuck Ranch Phase I Unit 1A, PUD Subdivision, generally located southwest of the intersection of Nina Ridge and Eden's Canyon. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2    **19-11800127:** Request by Vamsi Rasamallu, Redrock Opportunities LLC, for approval to subdivide a tract of land to establish Culebra Commons (Enclave) Phase II, generally located northeast of the intersection of Culebra Spur and Loop 1604. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 3    **19-11800157:** Request by Garry Powles, Smartchoice Builders, LLC for approval to replat and subdivide a tract of land to establish Lamm Road Subdivision P.U.D., generally located northwest of the intersection of Lamm Road and Priest Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 4    **19-11800321:** Request by Shannon Birt, LGI Homes – Texas, LLC., for approval to subdivide a tract of land to establish Savannah Place Unit 2, generally located southwest of the intersection of IH-10 and North Graytown Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 5    **19-11800344:** Request by David Brodbeck, K.B. Home Lone Star Inc. for approval to subdivide a tract of land to establish Preserve at Culebra – Unit 1, generally located southwest of the intersection of Culebra Road and Old FM 471 West. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 6    **19-11800362:** Request by Jay Hanna, HMBRU10 LP, Jay Hanna, LHM Balcones Creek Development Inc., and Tim Sawtelle, Balcones Creek Residential Community, Inc., for approval to subdivide a tract of land to establish Holman Acres, Enclave Subdivision, generally located northeast of the intersection of Boerne Stage Road and Dos Cerros Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 7    **20-11800249:** Request by Zvi Tvizer, US Living Bulverde Oaks, LLC for approval to subdivide a tract of land to establish O'Connor Multi-Family, generally located southwest of the intersection of Judson Road and O'Connor Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

- Item # 8 **20-11800253:** Request by Bryan N. Sims, HDC MV4, LLC for approval to subdivide a tract of land to establish Monteverde Unit 4A (Enclave), generally located northeast of the intersection of Marriott Parkway and TPC Parkway. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department)
- Item # 9 **20-11800296:** Request by Stephen Lieux, San Antonio LD, LLC., for approval to subdivide a tract of land to establish Crestway Heights, Unit 3, generally located northwest of the intersection of Seguin Road and Crestway Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 10 **20-11800399:** Request by Blake Harrington (Agent), CW-BSLB, LLC, for approval to replat and subdivide a tract of land to establish Blue Skies Unit-3, generally located north of the intersection of Highway 90 and WT Montgomery. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 11 **20-11800561:** Request by David Beene, Management Matters, Inc. /Jertif, Inc., for approval to replat and subdivide a tract of land to establish Hill Country Square – Country Place, generally located southeast of the intersection of US Hwy 281 and Cibolo Creek. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 12 **21-11800060:** Request by Dr. Brian T. Woods, Northside Independent School District, for approval to subdivide a tract of land to establish Galm Road HS – Tall Timber Lane Subdivision, generally located northeast of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 13 **FPV# 21-003-SWE# 38718-**The Preserve at Medina Letter of Map Revision (LOMR) Request by Pape-Dawson Engineers and Ms. Shannon Brit, the property owner, for approval of a variance request associated with the Preserve at Medina LOMR for the floodplain reclamation for the proposed single-family residential (Zoned R-5) development for the Preserve at Medina Unit 1 plat (Plat# 180036). Staff recommends Approval. [Sabrina Santiago, Interim Storm Water Engineering Manager, (210) 207-0182, Sabrina.santiago@sanantonio.gov]
- Item # 16 **PLAN AMENDMENT CASE-PA-2021-11600035 (Council District 7):** A request by Robert Delgado, representative, for Approval of a Resolution to amend West Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Civic Center" to "General Urban Tier" on Lot 1, NCB 11997, located at 103 North Acme Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700103) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

## No Consent Public Comment

## Motion

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

Commissioner Proffitt motioned to approve all Consent items, except items # 14 which was postponed 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**

Item # 15 **PLAN AMENDMENT CASE-PA-2021-11600034 (Council District 4):** A request by Brown & Ortiz, P.C., representative, for Approval of a Resolution to amend the United Southwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Industrial" to "Heavy Industrial" on 129.768 acres out of CB 4301E, CB 4301 and NCB 14494, located at 10120 Fischer Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700119) (Lorianne Thennes, Senior Planner, (210) 207-7945, [lorianne.thennes@sanantonio.gov](mailto:lorianne.thennes@sanantonio.gov), Development Services Department)

Commissioner Proffitt recused himself at 2:05 p.m and returned after the vote at 2:06pm

**Motion**

Madam Chair Gonzalez asked for a motion for item #15 as presented.

Commissioner Peck motioned to approve item #15 as presented.

Second: Commissioner C. Garcia

In Favor: Peck, C. Garcia, Oroian, M. Garcia, Jackson, Carrillo Haynes, Siegel, Dessouky, Bustamante, Proffitt, Gonzalez

Opposed: None

Recused: Proffitt

**Motion Passed as Approval as presented with a vote of 9-0 with a recusal from Commissioner Proffitt.**

**Live Public Comment**

Dr. Sean Vina spoke regarding an unrelated agenda item and discussed a future UDC amendment.

**Approval of Minutes**

Item # 17 Consideration and Action on the Minutes from May 26, 2021.

**Motion**

Madam Chair Gonzalez asked for a motion for the minutes as amended

Commissioner Proffitt motioned to approve minutes.

Second: Commissioner Peck

In Favor: Proffitt, Peck, Jackson, C. Garcia, Siegel, Dessouky, M. Garcia, Oroian, Gonzalez, Bustamante

Opposed: None

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

**Adjournment**

There being no further business, the meeting was adjourned at 2:13 p.m.

APPROVED

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director