



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

June 9, 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.

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

- **Roll Call**
- **Present: M. Garcia, Jackson, Carrillo Haynes, Siegel, Dessouky, C. Garcia, Oroian, Bustamante, Proffitt, Gonzalez**
- **Absent: Peck**
- **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

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

Plats

- Item # 1 **19-11800550:** Request by Paul Kuo, HK Fischer Road, LLC, for approval to subdivide a tract of land to establish Timms Subdivision Unit 1A, generally located southwest of the intersection of Somerset Road and Fischer Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 2 **20-11800254:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Waterwheel Subdivision Unit 5B, generally located northwest of the intersection of Culebra Road and Geronimo Drive. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 3 **20-11800258:** Request by Lloyd A. Denton, Annabelle Ranch Ltd./HWY 87 Communities Ltd., for approval to replat and subdivide a tract of land to establish Annabelle Ranch Unit 2 Subdivision, generally located Southeast of the intersection of Highway 87 and Beck Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 4 **20-11800262:** Request by Michael C. Brisch, PHSA-NW315, LLC., for approval to replat and subdivide a tract of land to establish Kallison Ranch Phase 2 Unit 10B, generally located northwest of the intersection of Culebra Road and Kallison Bend. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 5 **20-11800263:** Request by Bart Swider, Chesmar Homes, for approval to replat and subdivide a tract of land to establish Villamanta Subdivision, generally located southeast of the intersection of Huebner Road and Oakland Road. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 6 **20-11800273:** Request by Pedro A. Alanis, San Antonio Housing Trust Public Facilities Corporation, for approval to replat a tract of land to establish Villas at Echo East, generally located southwest of the intersection of East Commerce Street and Spriggsdale Boulevard. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 7 **20-11800390:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to subdivide a tract of land to establish Waterwheel Subdivision Unit 6B, generally located northwest of the intersection of Culebra Road and Landa Falls. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

- Item # 8 **20-11800414:** Request by David A. McGowen, M/I Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Blue Ridge Ranch Subdivision Unit 8, generally located northeast of the intersection of Loop 410 and New Sulphur Springs Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 9 **20-11800421:** Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 1 Model Park Subdivision, generally located south of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 10 **20-11800422:** Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 2 Unit 6B Subdivision, generally located southwest of the intersection of Potranco Road and Arcadia Path. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 11 **20-11800451:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and Paul Powell, HDC Westlakes, LLC, for approval to subdivide a tract of land to establish Westlakes Collector – Phase 4 Subdivision, generally located southwest of the intersection of FM 143 and West Loop 1604. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 12 **21-11800009:** Request by Michael Puryear, PC5 Properties, LLC, for approval to subdivide a tract of land to establish Texas First Rental NW Subdivision, generally located southeast of the intersection of Loop 410 and Culebra Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Variances

- Item # 14 **TPV 21-070:** Request by Mr. Richard Mott, P.E. for approval of a tree preservation variance request from Unified Development Code Section 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”, located north of the intersection of Elm Trail and Walzem Rd in San Antonio. Staff recommends Approval. (Mark Bird, City Arborist, (210) 207-0278, Mark.Bird@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 17 **PLAN AMENDMENT CASE PA-2021-11600040 (Council District 1):** A request by Bexar Engineers & Associates, Applicant, for Approval of a Resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Low Density Residential ” to “Community Commercial ” on the south 91.51 feet of Lot 13, Block 2, NCB 2074, located at 951 Culebra Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700069) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.maravi@sanantonio.gov, Development Services Department)

Other Items

Item # 19 Resolution recommending the declaration as surplus and authorizing the disposition and conveyance of a City-owned vacant property located within NCB 2988, Block 4, Lot 3, 4, 13, 14 & S7.35 ft of 5 & 12 (BCAD ID 138738). located in Council District 2. The property will be conveyed to San Antonio Affordable Housing, Inc., the non-profit entity of the Office of Urban Redevelopment the Urban Renew Agency for the City of San Antonio to be used for the affordable homes program. Staff recommends approval. [Deborah Bell, Senior Real Estate Specialist, (210) 207-5460, Deborah.Bell@sanantonio.gov,]

No Consent Public Comment

Motion

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

Commissioner Proffitt motioned to approve all items, except items # 13, 15, 16, and 18 on the consent agenda.

Second: Commissioner Carrillo Haynes

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 10-0

Individual Items

Item # 13 **21-12000001:** 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 # 170481 – BCB – Inner Circle Dr., Unit 4, generally located west of the intersection of South New Braunfels Avenue and Research Plaza. Staff recommends Approval. (Joshua T. Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

Madam Chair Gozalez recused herself at 2:07 pm and returned after the vote at 2:08pm

Motion

Pro-Tem Proffitt asked for a motion for item #13 as presented.

Commissioner M, Garcia motioned to approve item #13 as presented.

Second: Commissioner C. Garcia

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

Opposed: None

Recused: Gonzalez

Motion Passed as Approval as presented with a vote of 9-0 with a recusal from Madam Chair Gonzalez.

Erika Ragsdale, Special Projects Manager, presented item #18.

Item # 18 A request by the Center City Development Office for approval of a resolution for 1) the transfer of use and control from City of San Antonio to CPS Energy of a 0.100 acre (4,374 square feet) tract of land and 2) the transfer of use and control from CPS Energy to the City of San Antonio of a 0.042 acre (1,842 square feet) tract of land, generally located at 401 Villita Street. (Erika Ragsdale, Special Projects Manager, 210-207-0108, Erika.Ragsdale@sanantonio.gov)

Commissioner Carrillo Haynes recused herself at 2:08 pm and returned after the vote at 2:33pm

Motion

Madam Chair Gonzalez asked for a motion for item #18 as presented.

Commissioner Proffitt motioned to approve item #18 as presented.

Second: Commissioner C. Garcia

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

Opposed: None

Recused: Carrillo Haynes

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

Item # 16 **PLAN AMENDMENT CASE PA-2021-11600040 (Council District 1):** A request by Bexar Engineers & Associates, Applicant, for Approval of a Resolution to amend the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential " to "Community Commercial " on the south 91.51 feet of Lot 13, Block 2, NCB 2074, located at 951 Culebra Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700069) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.maravi@sanantonio.gov, Development Services Department)

Motion

Madam Chair Gonzalez asked for a motion for item #16 as a two-week continuance.

Commissioner Proffitt motioned to approve item #16 as a continuance.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed as Continuance as presented with a vote of 10-0.

Mark Bird, City Arborist, presented item #15.

Item # 15 **TPV 21-082:** Request by Mr. Richard Mott, P.E., 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," general located Southwest of Old Pearsall Rd and Loop 410 intersection. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

Motion

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

Commissioner C. Garcia motioned to approve item #15 as presented.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

Motion Passed as Approval as presented with a vote of 10-0.

Approval of Minutes

Item # 20 Consideration and Action on the Minutes from May 26, 2021.

Motion

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

Commissioner Jackson motioned to approve minutes.

Second: Commissioner Proffitt

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

Opposed: None

Motion Passed as Approval with a vote of 10-0

Adjournment

There being no further business, the meeting was adjourned at 2:43 p.m.

APPROVED

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director