



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

June 23, 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, Peck
- Absent: Gonzalez
- 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 **19-11800372:** Request by Leslie K. Ostrander, Continental Homes of Texas L.P., for approval to subdivide a tract of land to establish Kendall Brook Unit 4 Subdivision, generally located southeast of the intersection of Seguin Road and Walzem Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 2 **19-11800522:** Request by Michael Sarno AMFP V. Durrington Ridge LLC, AMFP V TX Comm LLC, Durrington Series, for approval to subdivide a tract of land to establish Duke 281 Tract, generally located southwest of the intersection of Stone Oak Parkway and U.S. Highway 281. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 3 **19-11800536:** Request by Leslie K. Ostrander, Continental Homes of Texas L.P., for approval to subdivide a tract of land to establish Kendall Brook Unit 6 Subdivision, generally located southeast of the intersection of Seguin Road and Walzem Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 4 **20-11800099:** Request by Lloyd A. Denton Jr., SA Kinder West Unit 5, Inc., SA Kinder Ranch No. 2, LTD, for approval to subdivide a tract of land to establish Kinder West, Unit-5 (Enclave) Subdivision, generally located northwest of the intersection of Bulverde Road. And Kinder Parkway. Staff recommends Approval. (Paige Strunk, Planner, (210) 207-0259, Paige.Strunk@sanantonio.gov, Development Services Department).
- Item # 6 **20-11800326:** Request by David Brodbeck, KB Home Lone Star, INC., for approval to subdivide a tract of land to establish Terra Buona Subdivision Unit 2, generally located northwest of the intersection of Loop 1604 and US Highway 90. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 7 **20-11800497:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Westpointe East, Unite 33 Phase 6 Subdivision, generally located southeast of the intersection of Talley Road and Wiseman Blvd. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 8 **20-11800508:** Request by Paul Basaldua, VT Mission Del Lago, Ltd., A Texas Limited Partnership, for approval to replat and subdivide a tract of land to establish Mission Del Lago Unit 11D (TIF) Subdivision, generally located south of the intersection of Del Lago Parkway and Clubhouse Boulevard. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

- Item # 9 **PLAN AMENDMENT CASE PA-2021-11600044 (Council District 1):** A request by Mike Afsus, representative, for Approval of a Resolution to amend the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Neighborhood Commercial" to "Community Commercial" on Lot 17 through Lot 21, Block 25, NCB 6886, located at 2322 Blanco Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700120) (Azadeh Sagheb, Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov; Development Services Department)

No Consent Public Comment

Motion

Vice Chair Peck asked for a motion for the items as presented.

Commissioner Carrillo Haynes motioned to approve all items, except items # 5 the consent agenda.

Second: Commissioner C. Garcia

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 10-0

Individual Items

Vice Chair Peck recused at 2:05 pm and returned after the vote at 2:06 pm

- Item # 5 **20-11800201:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., for approval to replat and subdivide a tract of land to establish Waterwheel Subdivision Unit 5A, generally located northwest of the intersection of Culebra Road and Wind Gate Parkway. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Motion

Pro-Tem Proffitt asked for a motion for item #5 as presented.

Commissioner C. Garcia motioned to approve item #5 as presented.

Second: Commissioner M. Garcia

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

Opposed: None

Recused: Peck

Motion Passed as Approval with a vote of 9-0

Approval of Minutes

Item # 10 Consideration and Action on the Minutes from June 9, 2021.

Motion

Vice Chair Peck asked for a motion for the minutes as presented

Commissioner Proffitt motioned to approve minutes.

Second: Commissioner Siegel

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

Opposed: None

Motion Passed as Approval with a vote of 10-0

Adjournment

There being no further business, the meeting was adjourned at 2:08 p.m.

APPROVED

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director