

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

**October 14, 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 Planning 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.**

**2:00 P.M. - Call to Order, Videoconference**

- Roll Call
- Present: Peck, C. Gonzalez, M. Garcia, Proffitt, Jackson, 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.

**Plats**

- Item # 1    **19-11800107:** Request by R.W. McDonald, ROP Retail 1, LLC and ROP Retail 2, LLC and R.W. McDonald, Agent, Ranch on Potranco, LLC, for approval to subdivide a tract of land to establish Potranco Road Retail Subdivision, generally located southeast of the intersection of Potranco Road and Stevens Parkway. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 2    **19-11800435:** Request by Felipe Gonzalez, Pulte Homes, for approval to subdivide a tract of land to establish Graytown Tract, Unit 1 Subdivision, generally located northwest of the intersection of East Loop 1604 North and North Graytown Road. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).
- Item # 3    **19-11800506:** Request by Leslie Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Frio River Run Phase II 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 # 4    **19-11800507:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Riverstone Unit-C2 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 # 5    **19-11800524:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Riverstone Unit-D2 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 #6    **19-11800525:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Blanco River Run Subdivision, generally located northwest of the intersection of Galm Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #7    **19-11800527:** Request by Leslie K. Ostrander, Continental Homes of Texas L.P., for approval to subdivide a tract of land to establish Riverstone Unit D3 Phase II Subdivision, generally located northwest of the intersection of Talley Road and Galm Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item #8    **19-11800532:** Request by Carlo R. Hershberger, IDEA Public School, for approval to subdivide a tract of land to establish IDEA – Topaz, generally located southeast of the intersection of Kriewald Road and Pue Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

- Item #9 **20-11800096:** Request by Charles Turner (Agent), K/T TX Holdings, LLC & T/A Apartments Inc., for approval to subdivide a tract of land to establish City Center II (IDZ) Subdivision, generally located southeast of the intersection of Center Street and North Cherry Street. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

#### Alternative Pedestrian Plan

- Item #10 **20-11700004:** Request by John Maberry, Forestar (USA) Real Estate Group, Inc., for approval of an Alternative Pedestrian Plan for Stolte Ranch Subdivision, generally located southwest of Talley Road and Elm Forrest. Staff recommends Approval. (Yuying Ma, Planner, (210) 207-7898, Yuying.Ma@sanantonio.gov, Development Services Department).

#### Vacate

- Item #11 **20-13100003:** Request by Gerardo Ituarte Hesles (Agent), 3i Ideas, Innovation & Investments LLC, for approval to vacate a tract of land known as The Canyons at Scenic Loop Unit 6B (Plat no. 170187), generally located northeast of the intersection of Linwood Ridge and Homestead Mesa. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

#### Time Extension

- Item #12 **PLAT-TIMEEXT-20-12000010:** Request by Porter Loring III, PortyInn II, LTD, 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 # 170447 – West Creek, Phase I, generally located northeast of West Military Drive and Loop 1604. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)

#### Variances

- Item #13 **TPV 20-050:** Request by Mr. Joseph Ortega 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 along Leon Creek between Hwy 151 and Hwy 90. Staff recommends Approval. (Herminio Griego, (210) 207 - 6042, herminio.griego@sanantonio.gov, Development Services Department)
- Item #14 **TPV 20-058:** Request by Mr. Jon Robinson 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 at the Southwest corner of Elm Forest and Talley Road. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department)

**Other Items**

- Item #15 Disposition of remnant property owned by the Urban Renewal Agency dba Office of Urban Redevelopment San Antonio (OUR SA): A Resolution authorizing a request for City Council to approve the sell and conveyance of a vacant OUR SA property: 247 G Street, described as NCB 1556, Block 13, Lot East 33.33 Feet of 24; in Council District 2. Staff recommends Approval. (Scott Price, Real Estate Manager, (210) 207-6357, [Scott.Price@sanantonio.gov](mailto:Scott.Price@sanantonio.gov), Development Services Department)
- Item #16 Consideration of a Resolution to reschedule the Planning Commission meetings of November 11, 2020, November 25, 2020, December 9, 2020, and December 23, 2020. Staff recommends Approval. (Logan Sparrow, Development Services Manager, Development Services Department, [Logan.Sparrow@sanantonio.gov](mailto:Logan.Sparrow@sanantonio.gov) (210) 207-8691)

**Approval of Minutes**

- Item #17 Consideration and Action on the Minutes from September 23, 2020.

**Motion**

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

Commissioner Carrillo motioned to approve all items on the combined agenda.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

**Motion Passed as Approval with a vote of 7-0**

**Adjournment**

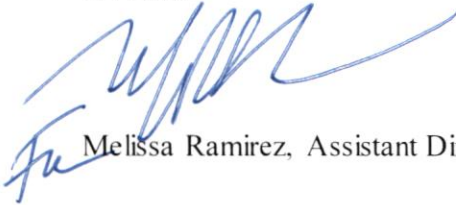
There being no further business, the meeting was adjourned at 2:05 p.m.

APPROVED

A handwritten signature in blue 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