

City of San Antonio



**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

**January 27, 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 | 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 - Briefing and discussion regarding Public Improvement District (PID) Request and the City of Schertz's Request for an Extraterritorial Jurisdiction (ETJ) Release. Presented by Planning Department. Briefing and discussion regarding 2020 Annexation of properties in the south side of San Antonio's Extraterritorial Jurisdiction (ETJ). Presented by Planning Department. 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, Proffitt, Jackson, M. Garcia, Siegel, Dessouky, Gonzalez, C. Garcia
- Absent : Carrillo
- Jacqueline Pavan, 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.*

**Other Items**

Item # 1 Election of Planning Commission Officers

Staff asked for nominations for Planning Commission Chair:

Commissioner Peck nominated Commissioner Gonzalez.

Commissioner Proffitt seconded the motion.

After a voice vote, Commissioner Gonzalez was elected unanimously.

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Staff asked for nominations for Planning Commission Vice Chair:

Madam Chair nominated Commissioner Peck.

Commissioner Proffitt seconded the motion.

After a voice vote, Commissioner Peck was elected unanimously.

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Staff asked for nominations for Planning Commission Pro-Tem:

Madam Chair Gonzalez nominated Commissioner Proffitt.

Commissioner Jackson seconded the motion.

After a voice vote, Commissioner Proffitt was elected unanimously.

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**Combined Items**

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

**Plats**

- Item # 2 **19-11800039:** Request by Tammy Miller, Continental Homes of Texas for approval to replat and subdivide a tract of land to establish Valley Ranch-Unit 22, generally located northwest of the intersection of Culebra Rd and Galm Rd. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 3 **19-11800144:** Request by Jay Patterson, Southerland Canyons III, LLC, for approval to subdivide a tract of land to establish Blackbuck Ranch Phase 2 Unit 4 PUD Subdivision, generally located west of the intersection of Scenic Loop Road and Ivory Canyon. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 4 **20-11800081:** Request by Timothy Pruski, SA Blue Ridge Ranch, Ltd., for approval to subdivide a tract of land to establish Blue Ridge Ranch Subdivision Unit 2, generally located east of the intersection of Southcross Ranch Road and New Sulphur Springs Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

- Item #5 **20-11800082:** Request by Timothy Pruski, SA Blue Ridge Ranch Ltd., for approval to subdivide a tract of land to establish Blue Ridge Ranch Unit 3 Subdivision, generally located northeast of the intersection of Loop 410 and New Sulphur Springs Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #6 **20-11800468:** Request by Lange Allen, I35 Crosswinds, LLC., for approval to subdivide a tract of land to establish Crosswinds Last Mile Subdivision, generally located at the intersection of Tech Com and Crosswinds Way. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

### **Variances**

- Item #7 **FPV #21-002 FPDP #2021142** - Culebra Creek Channel Improvements Capital Project: Request by City of San Antonio Public Works Department's Project Delivery Division for approval of a variance request associated with a Floodplain Development Permit (FPDP) #2021142 for channel improvements along a segment of Culebra Creek that will provide 100-year flood reduction benefits for a number of adjacent properties. The engineering analyses show slight water surface elevation rises downstream of the project limits. Staff recommends Approval. [Sabrina Santiago, Interim Storm Water Engineering Manager, (210) 207-0182, sabrina.santiago@sanantonio.gov, PWD Department]
- Item #8 **TPV 21-024:** Tree Preservation Variance for Crescent Hills Subdivision Unit 1: 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 southwest of the intersection of SW Loop 410 and Old Pearsall Rd. Staff recommends Approval. (Mark Bird, City Arborist, (210) 207-0278, Mark.Bird@sanantonio.gov, Development Services Department)
- Item #9 **TPV 21-030:** Request by Mr. Jon Robinson, RLA, 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 on IH-10, approximately 2,800 feet east of the IH-10 and Ackerman Road intersection. Staff recommends approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).

### **Comprehensive Master Plan Amendments**

- Item #10 **PLAN AMENDMENT CASE PA-2020-11600068 (Council District 5):** A request by Arleth Estrada, applicant, for approval of a Resolution to amend the to Lone Star Community Plan land use classification from "Low Density Residential" to "Low Density Mixed-Use" on 0.271 acres out of NCB 3873, located at 119 Pruitt Avenue. Staff recommends Approval. (Associated Zoning Case Z-2020-10700238) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department).

**Motion**

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

Commissioner Proffitt motioned to approve all items, except items # 1, 11, and 12 on the combined agenda.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

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

**Postponed**

Item #11 **PLAN AMENDMENT CASE PA-2020-11600073 (Council District 4):** A request by Jose Ortega, representative, for approval of a Resolution to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Suburban Tier" to "Agribusiness/RIMSE Tier" on 2.48 acres out of CB 4298, located at 13870 Watson Road. (Associated Zoning Case Z-2020-10700229) (Mercedes Rivas, Sr. Planner (210) 207-0215, mercedes.rivas2@sanantonio.gov; Development Services Department)

**Individual Items**

Item #12 **PLAN AMENDMENT CASE PA-2020-11600079 (Council District 2):** A request by Brown & Ortiz, applicant, for the approval of a Resolution to amend the Eastern Triangle Community Plan land use classification from "Community Commercial," "Business Park," and "Parks Open Space" to "Industrial" on 12.036 acres out of NCB 10615, located at 418 Southeast Loop 410. Staff recommends Denial with an Alternate Recommendation. (Associated Zoning Case Z-2020-10700079) (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov; Development Services Department).

Kristie Flores, Planning Manager, presented item #12. Caroline Brown, Representative, was present via phone for questions.

**Motion**

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

Commissioner Peck motioned to approve item #12 with alternate recommendation.

Second: Commissioner Proffitt

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

Opposed: None

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

**Approval of Minutes**

Item #13 Consideration and Action on the Minutes from January 13, 2020.

**Motion**

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

Commissioner Proffitt motioned to approve minutes.

Second: Commissioner Peck

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

Opposed: None

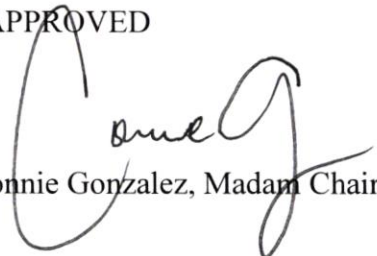
Abstain: Jackson

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

**Adjournment**

There being no further business, the meeting was adjourned at 2:20 p.m.

APPROVED

  
Connie Gonzalez, Madam Chair

ATTEST:

  
Melissa Ramirez, Assistant Director