

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

May 12, 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.

2:06 P.M. - Call to Order, Videoconference

- Roll Call
- Present: M. Garcia, Jackson, Carrillo Haynes, Siegel, Dessouky, C. Garcia, Oroian, Bustamante, Proffitt, Peck, Gonzalez
- Absent: None
- 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 **19-11800094:** Request by Bruce C. Petersen, US Real Estate Limited Partnership, for approval to replat and subdivide a tract of land to establish Via La Cantera (Enclave), generally located northwest of the intersection of IH 10 West and Loop 1604 West. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 2 **19-11800149:** Request by Leslie Ostrander, CHTEX of Texas, INC., for approval to replat and subdivide a tract of land to establish Valley Ranch – Unit 23, generally located northwest of the intersection of Culebra Road and Galm Road. Staff recommends Approval. (Josh Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 3 **19-11800150:** Request by Tom Dreiss, Dreico Investments, Ltd., for approval to replat and subdivide a tract of land to establish Anaqua Springs Ranch Unit 8 (P.U.D.) Subdivision, generally located southwest of the intersection of Boerne Stage Road and Scenic Loop Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 5 **19-11800301:** Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD, for approval to replat and subdivide a tract of land to establish Mission Del Lago, Unit 15 (TIF), generally located southwest of the intersection of South Flores Road and Del Lago Parkway. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 6 **19-11800306:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Alamo Ranch Unit 46A, P.U.D. Subdivision, generally located southwest of the intersection of Del Webb Boulevard and Alamo Ranch Parkway. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 7 **19-11800371:** Request by David Brodbeck, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Palo Alto Unit 4 Subdivision, generally located southwest of the intersection of Southwest Loop 410 and State Highway 16. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 8 **19-1180406:** Request by Bart Palm, Foster Road Residential Development Corporation, for approval to subdivide a tract of land to establish Foster Road Residential Subdivision, generally located northwest of the intersection of North Foster Road and Interstate Highway 10 East. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

- Item # 9 **20-11800018:** Request by Richard Mott, Lennar Homes of Texas Land & Construction, Ltd., for approval to subdivide a tract of land to establish Mission Del Lago Unit 14B (TIF) Subdivision, generally located southwest of the intersection of US Highway 281 and Del Lago Parkway. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 10 **20-11800119:** Request by Richard Mott, Lennar Homes of Texas Land & Construction Ltd., for approval to subdivide a tract of land to establish Rosillo Creek North Unit 2 Subdivision, generally located southwest of the intersection of North Foster Road and Cal Turner Drive. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 11 **20-11800178:** Request by CHTEX of Texas, Inc., for approval to subdivide a tract of land to establish Copper Canyon – Unit 7 Subdivision, generally located east of the intersection of Wiley Road and US Highway 281 North. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 12 **20-11800215:** Request by John Maberry, Forestar (USA) Real Estate Group, Inc., for approval to subdivide a tract of land to establish Stolte Ranch Unit 1A Subdivision, generally located southwest of the intersection of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 13 **20-11800216:** Request by John Maberry, Forestar (USA) Real Estate Group, INC., for approval to subdivide a tract of land to establish Stolte Ranch Unit 1B, generally located southwest of the intersection of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 15 **20-11800310:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD., for approval to replat and subdivide a tract of land to establish Paloma Subdivision Unit 13, generally located southeast of the intersection of Interstate 10 and Loop 1604. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 16 **20-11800331:** Request by Michael C. Brisch, Perry Homes, LLC, for approval to subdivide a tract of land to establish Kallison Ranch Phase 2, Unit 9C, generally located northwest of the intersection of Culebra Road and Ranch View West. Staff recommends Approval. (Chris McCollin, Senior Planner, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 17 **20-11800356:** Request by Brian Otto, Meritage Homes of Texas, LLC for approval to subdivide a tract of land to establish Abbott Place Phase 2 Unit 1A, generally located southeast of the intersection of Interstate 10 and FM 1518. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

- Item # 18 **20-11800456:** Request by Rudy Munoz, Century Land Holdings II, LLC., for approval to subdivide a tract of land to establish Millican Grove Phase 3, generally located southwest of the intersection of IH-10 and Graytown Road. Staff recommends Approval. (Josh Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 19 **20-11800462:** Request by David Brodbeck, KB Home Lonestar Inc., for approval to subdivide a tract of land to establish Southton Cove, Unit 2A Subdivision, generally located south of the intersection of Southton Road and Donop Road. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 20 **20-11800473:** Request by Matt Cohoat, Foster Ridge M Owner., LLC., for approval to subdivide a tract of land to establish Becknell / Foster Ridge Park, generally located southeast of the intersection of IH-10 and Foster Road. Staff recommends Approval. (Josh Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 21 **20-11800498:** Request by Rudy Munoz, Century Land Holding II, LLC., for approval to subdivide a tract of land to establish Netts Subdivision, generally located southwest of the intersection of Loop 410 and Palo Alto Road. Staff recommends Approval. (Nicole Salinas, Planner, (210) 207-8264, Nicole.salinas@sanantonio.gov, Development Services Department).
- Item # 22 **20-11800528:** Request by Matt Cohoat, Foster Ridge M Owner, LLC, for approval to subdivide a tract of land to establish Becknell – Foster Ridge Park, PH 2 Subdivision, generally located southeast of the intersection of North Foster Road and Lancer Boulevard. Staff recommends Approval. (Paige Strunk, Planner, (210) 207-0259, Paige.Strunk@sanantonio.gov, Development Services Department).

Variances

- Item # 23 **TPV 21-038 SAWS 20-4508 Multiple Sewer Package 18:** Request by Mr. Michael Persyn for approval on behalf of San Antonio Water Systems 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”, at two locations. The locations are northwest of the SAWS Medio Creek Treatment Plant and along Rosillo Creek between Hwy 87 and Sinclair Road. Staff recommends approval. (Charles Johnson, (210) 207-0170, charles.johnson2@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 24 **PLAN AMENDMENT CASE PA-2021-11600019 (Council District 8):** A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution to amend the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Suburban Tier” to “General Urban Tier” on 3.859 acres out of NCB 14614, generally located in the 8900 Block of North Loop 1604 West. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

- Item # 26 **PLAN AMENDMENT CASE PA-2021-11600030 (Council District 2):** A request by Ken Carter, applicant, for Approval of a Resolution to amend the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Parks Open Space" to "Medium Density Residential" on Lots 1 and 2, Block 37, NCB 2862, located at 1444 Sherman Street. Staff recommends Approval. (Associated Zoning Case Z-2021-10700085) (Juanita Romero, Senior Planner, (210) 207-7232, juanita.romero@sanantonio.gov, Development Services Department)
- Item # 28 **PLAN AMENDMENT CASE PA-2021-11600031 (Council District 2):** A request by Patrick Christensen, representative, for Approval of a Resolution to amend the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Low Density Residential" to "Low Density Mixed Use" on Lot 1, Block 2, NCB 992, located at 429 East Carson. Staff recommends Approval. (Associated Zoning Case Z-2021-10700081) (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)

Other Items

- Item # 30 **MAJOR THOROUGHFARE PLAN AMENDMENT:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between existing Graytown Road and existing Abbott Road, and designating an existing segment of Abbott Road as a Secondary Arterial Type A, requiring 86' feet right-of-way, between approximately 3,250' feet north of the existing intersection of Graytown Road & Abbott Road and existing FM 1346. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)
- Item # 31 **MAJOR THOROUGHFARE PLAN AMENDMENT:** Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Graytown Road, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 3,290' northwest of the existing intersection of Graytown Road and Freudenburg Road and approximately 1,240' southwest of the existing intersection of Graytown Road and Freudenburg Road; and realigning a proposed segment of East & West Connector, a Secondary Arterial Type A requiring 86' feet of right-of way, between approximately 4,840' feet east of existing Schuwirth Road and existing Graytown Road. Staff recommends approval. (Marco Hinojosa, AICP, Senior Transportation Planner, (210) 207-4087, Marco.Hinojosa@sanantonio.gov, Transportation)

Public Comment

Richard Webber, 1430 Sherman, left a voicemail in support of item #26.

Mark Hendricks, 2661 N Graytown Rd, left a voicemail asking for a two-week continuance for item #s 30-31.

Douglas Hendricks, 2661 N Graytown Rd, left a voicemail asking for a two-week continuance for item #s 30-31.

Motion

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

Commissioner Proffitt motioned to approve all items, except items # 4, 14, 25, and 29 on the combined agenda.

Second: Commissioner Peck

In Favor: Unanimous

Opposed: None

Motion Passed as Approval with a vote of 10-0

Individual Items

Item # 4 **19-11800291:** Request by Lloyd Moody, WPGL, LLC, for approval to subdivide a tract of land to establish West Pointe Gardens Unit 3 Subdivision, generally located northeast of the intersection of West US Highway 90 and Spurs Ranch Road. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department).

Ex-Officio Oroian recused himself at 2:14 p.m.

Motion

Madam Chair Gonzalez asked for a motion for item #4 as presented.

Commissioner Peck motioned to approve item #5 as presented.

Second: Commissioner Proffitt

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

Opposed: None

Recused: Oroian

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

Item # 14 **20-11800298:** Request by Brandy Czar, Dar-Bran Development LLC and Mark Skeans, Potranco Self-Storage, LLC, for approval to subdivide a tract of land to establish Weston Oaks Unit 4 Subdivision, generally located southwest of the intersection of Talley Road and FM 1957. Staff recommends Approval. (Joyce Palmer, Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Commissioner Peck recused himself at 2:15 p.m.

Motion

Madam Chair Gonzalez asked for a motion for item #14 as presented.

Ex-Officio Oroian motioned to approve item #14 as presented.

Second: Commissioner M. Garcia

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

Opposed: None

Recused: Peck

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

Item # 29 A request by the Parks and Recreation Department for approval of a resolution recommending the execution of a 2.13 acre gas easement with Grey Forest Utilities granting access to certain property owned and controlled by the City of San Antonio at Leon Creek and the O.P. Schnabel Park expansion area near Prue Road in Council District 7 and 8. Staff recommends Approval. (Rocky Duque de Estrada, (210) 207-2873, roque.duquedeestrada@sanantonio.gov, Parks and Recreation Department)

Commissioner Carrillo Haynes recused herself at 2:17 p.m.

Motion

Madam Chair Gonzalez asked for a motion for item #29 as presented.

Commissioner C. Garcia motioned to approve item #29 as presented.

Second: Commissioner Proffitt

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

Opposed: None

Recused: Carrillo Haynes

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

Kristie Flores, Planning Manager, presented item #25. Applicant, Emily Weissler, was present for questions via phone.

Item # 25 **PLAN AMENDMENT CASE PA-2021-11600025 (Council District 2):** A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution to amend the Government Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to " Low Density Mixed Use" on Lot 11, 23 and 24, Block D, NCB 1160 and Lot 25, Block A, NCB 1155, generally located in the 300 block of Bee Street and Coleman Street. Staff recommends Approval. (Associated Zoning Case Z-2021-10700086) (Azadeh Sagheb, Senior Planner (210) 207-5407, Azadeh.Sagheb@sanantonio.gov; Development Services Department)

Public Comment

D'ette Cole, 105 Reno Street, left a voicemail in favor of residential and in opposition of mixed use.

Steve Versteeg, 105 Reno Street, left a voicemail in favor of residential and in opposition of mixed use.

Motion

Madam Chair Gonzalez asked for a motion for item #25 as amended.

Commissioner Carrillo Haynes motioned to approve item #25 as amended.

Second: Commissioner Proffitt

In Favor: Unanimous

Opposed: None

Motion Passed as Approval as amended with a vote of 11-0

Approval of Minutes

Item #32 Consideration and Action on the Minutes from April 28, 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, Carrillo Haynes, C. Garcia, Siegel, Dessouky, M. Garcia, Oroian, Gonzalez

Opposed: None

Abstain: Bustamante

Motion Passed as Approval with a vote of 10-0 with 1 abstention.

Adjournment

There being no further business, the meeting was adjourned at 2:42 p.m.

APPROVED

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director