

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

May 25, 2022

2:00 P.M.

1901 S. Alamo

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.

Matthew Proffitt, Chair
Julia Carrillo Haynes, Vice Chair
George Peck Pro-Tem
Bryan Lopez | Meredith Siegel | Britney Schindler | Michael Garcia Jr.
| Samer Dessouky | Camis Milam

Ex-Officio Members

John Bustamante, Chair Zoning Commission | Donald Oroian, Chair Board of Adjustment
| John Courage, Councilmember | Erik Walsh, City Manager |

Work Session

12:00 PM

Briefing on 2021 UDC amendments.

Briefing on the Draft NE I-35 and Loop 410 Area Regional Center Plan.

2:00 P.M. - Call to Order

- **Roll Call**
- **Present: Garcia, Siegel, Dessouky, Lopez, Oroian, Bustamante, Courage, Carrillo Haynes, Peck, Proffitt**
- **Absent: Schindler, Milam**

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

Daniel Hazlett, Development Services Manager, presented the combined hearing items to the Planning Commission.

Plats

Item # 1 **20-11800255:** Request by Edward Gonzales, HFCC, Inc., for approval to subdivide a tract of land to establish Towne Twin Village Subdivision, generally located northwest of the intersection of Loop 410 and Highway 90. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

Item #2 **20-11800433:** Request by Lloyd A. Denton Jr., AGI Kinder Ranch, LTD & AGI Kinder Ranch Unit 3, LTD, for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit 4 (Enclave) Subdivision, generally located northwest of the intersection of East Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item #3 **20-11800491:** Request by Blake Yantis, SA Kosta Browne LTD & Fair Oaks Mosaic TBY, LLC, for approval to subdivide a tract of land to establish Clearwater Creek, Phase 1A Subdivision, generally located southwest of the intersection of Interstate 10 and FM 2538. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item # 4 **21-11800026:** Request by Lloyd A. Denton Jr., AGI Kinder Ranch, LTD & AGI Kinder Ranch Unit 3, LTD, for approval to subdivide a tract of land to establish Kinder Ranch AGI, Unit 1B Enclave Subdivision, generally located northwest of the intersection of East Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item # 5 **21-11800088:** Request by John Cork, CW Villas, LLC., for approval to replat and subdivide a tract of land to establish Bella Vista Subdivision (PUD) Subdivision, generally located northeast of the intersection of TX-211 and Potranco Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

- Item # 10 **21-11800246:** Request by Lloyd A. Denton, Jr., 270 Scenic Loops Investment, LTD, for approval to subdivide a tract of land to establish Cantera Hills – Unit 3 Enclave Subdivision, generally located southwest of the intersection of Scenic Loop Road and Ivory Canyon. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

- Item # 11 **21-11800532:** Request by Paul Basaldua, VT Mission Del Lago Ltd., for approval to subdivide a tract of land to establish Mission Del Lago Unit 11E (TIF) Subdivision, generally located southwest of the intersection of U.S. Highway 281 and Del Lago Parkway. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

Plan Amendments

- Item # 12 **PLAN AMENDMENT CASE PA-2022-11600017** (Council District 2): A request by Brown and Ortiz, PC, applicant, for Approval of a Resolution amending the Arena District/ Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Medium Density Residential” to “High Density Residential” on 2.50 acres out of NCB 1453, located at 903-937 Hedges Street. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department.

Public Comments

Voicemail

Isidro Cardenas, 3566 Mystic Grove, in favor of Item # 12.

Motion

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

Commissioner Carrillo Haynes motioned for **Approval**.

Second: Commissioner Peck

In Favor: Garcia, Siegel, Dessouky, Lopez, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt

Opposed: None

Motion Passed as Approval with vote of 10-0.

Commissioner Bustamante recused himself at 2:03.

- Item # 6 **21-11800133:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Preserve at Medina Unit 7 Subdivision, generally located southwest of the intersection of State Highway 16 South and Watson Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

- Item # 7 **21-11800135:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Preserve at Medina Unit 8 Subdivision, generally located southwest of the intersection of Watson Road and State Highway 16. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

- Item # 8 **21-11800166:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Abbott Place Phase 2 Unit 2A Subdivision, generally located southeast of the intersection of IH-10 and FM 1518. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

- Item # 9 **21-11800217:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Autry Tract Subdivision, generally located southeast of the intersection of US Highway 281 and North Loop 1604 East. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Motion

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

Commissioner Siegel motioned for **Approval**.

Second: Commissioner Garcia

In Favor: Garcia, Siegel, Dessouky, Lopez, Oroian, Courage, Peck, Carrillo Haynes, Proffitt

Opposed: None

Recused: Bustamante

Motion Passed as Approval with vote of 9-0.

Commissioner Bustamante returned to meeting at 2:04 PM.

Individual Items

Item # 13 **PLAN AMENDMENT CASE PA-2022-11600030** (Council District 1): A request by Rene Zamora, applicant, for Approval of a Resolution amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Commercial" to "Community Commercial" on Lots 7-11, the west 5-feet of Lot 12, and Lot P-104, Block 8, NCB 2026, generally located at 1016/1024 Cincinnati Avenue. Staff recommends Denial. (Associated Zoning Case Z-2022-10700094 CD) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)

Staff stated that this item has come before Planning Commission on April 27, 2022 and was approved. Item is only being brought to Planning Commission again due to an error in the wording of the first request.

Motion

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

Commissioner Oroian motioned for **Approval**.

Second: Commissioner Siegel

In Favor: Garcia, Siegel, Dessouky, Lopez, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt

Opposed: None

Motion Passed as Approval with vote of 10-0.

Approval of Minutes

Item # 24 Consideration and Approval of the May 11, 2022, Planning Commission Minutes.

Motion

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

Commissioner Garcia motioned for **Approval**.

Second: Councilman Courage

In Favor: Garcia, Seigel, Dessouky, Lopez, Bustamante, Courage, Peck, Carrillo
Haynes, Proffitt

Abstained: Oroian

Opposed: None

Motion Passed as Approval with vote of 9-0.

Adjournment

There being no further business, the meeting was adjourned at 2:06 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary

