

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

September 8, 2021

2:00PM

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.

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
| John Courage, Councilmember | Erik Walsh, City Manager |

1:30 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.

2:00 P.M. - Call to Order

- Roll Call
 - Present: Jackson, Siegal, Dessouky, M. Garcia, Proffitt, Peck, Bustamante, Oroian
 - Absent: C. Garcia, Carrillo Haynes, Courage
- 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 # 2 **19-11800445:** Request by Gordon V. Hartman, Talley Extension Revitalization Initiative, LLC, for approval to subdivide a tract of land to establish Morgan Heights, Phase 1A Subdivision, generally located northwest of the intersection of Tamaron Pass and Talley Road. (Nicole Salinas, Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 4 **20-11800068:** Request by Paul Powell, HDC Forster RD, LLC, Nancy Belinsky, San Antonio Water System (SAWS), and Sharlet Johnston, FMSteward Investments, LTD; for approval to subdivide a tract of land to establish Rosillo Ranch Phase 2 and 3, generally located southwest of the intersection of Interstate Highway 10 and Foster Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 5 **20-11800232:** Request by Lloyd A. Denton Jr., SA Highland Estates, Inc., for approval to subdivide a tract of land to establish Highland Estates Unit 2 & 4 (Enclave) Subdivision, generally located southwest of the intersection of Highway 281 and East Borgfeld Drive. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 6 **20-11800410:** Request by Peter Greenblum, Flamingo Townhomes LLC., for approval to replat a tract of land to establish Flamingo IDZ Subdivision, generally located northwest of the intersection of Busby Drive and Flamingo Drive. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 7 **20-11800524:** Request by Richard Mott, Lennar Homes of Texas Land & Construction, Ltd., for approval to replat and subdivide a tract of land to establish Mission Del Lago Unit 16A (TIF) Subdivision, generally located northwest of the intersection of US Highway 281 and Del Lago Parkway. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).
- Item # 8 **20-11800525:** Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to replat and subdivide a tract of land to establish Mission Del Lago Unit 16B (TIF), generally located southwest of the intersection of Del Lago Parkway and US 281. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

- Item # 9 **20-11800548:** Request by Paul Powell, HDC Davis Ranch II, LLC., for approval to subdivide a tract of land to establish McCrary Tract Unit 5 generally located northwest of the intersection of Swayback Ranch and Galm Road. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 10 **20-11800603:** Request by Paul Rohlfs Jr., MMD Rosillo Industrial Land, LLC., for approval to subdivide a tract of land to establish East Gate Industrial Park-Unit 1A generally located southwest of the intersection of North Foster Road and IH 10 East. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 11 **21-11800034:** Request by Lee Baker, III, Maxland Enterprises, LLC, for approval to subdivide a tract of land to establish WW White Pond Subdivision, generally located southeast of the intersection of South WW White Road and Hildebrandt Road. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 12 **21-11800055:** Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Alamo Parkway Phase 1 generally located southeast of the intersection of Wiseman Boulevard and Talley Road. Staff recommends Approval. (Joshua Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 13 **21-11800057:** Request by Felipe Gonzalez, Pulte Homes of Texas L.P., and Hugo A. Gutierrez Jr., Vice Oaks I, LTD., for approval to subdivide a tract of land to establish Westpointe East Unit 37 – Phase 1 Subdivision, generally located southeast of the intersection of Talley Road and Wiseman Boulevard. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Other Items

- Item # 17 **PLAT-TIMEEXT-21-12000003:** Request by Jennifer Gonzalez, Alamo Community Group, 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 Tarasco Gardens Subdivision (Plat no.170539), generally located southwest of the intersection of Zabra Drive and Tarasco Drive. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

No Public Comment

Motion

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

Commissioner Proffitt motioned for approval of all items on the consent agenda.

Second: Commissioner Peck

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

Opposed: None

Motion Passed as Approval with vote 9-0.

Individual Items

- Item # 1 **19-11800393:** Request by Mike Reyna, TCA Foster Investments, for approval to subdivide a tract of land to establish Foster Pointe Subdivision, generally located southwest of the intersection of IH-10 and Foster Road. Staff recommends Approval. (Kallie Ford, Planner, (210) 207-8302, Kallie.Ford@sanantonio.gov, Development Services Department).

Commissioner Proffitt recused himself at 2:03.

Motion

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

Commissioner Peck motioned for Approval

Second: Commissioner Seigel

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

Opposed: None

Recused: Proffitt

Motion Passed as Approval with a vote of 8-0

Commissioner Proffitt returned at 2:04.

- Item # 3 **19-11800477:** Request by Joseph Lombardo, Walzem Park MHC, LLC., for approval to replat and subdivide a tract of land to establish Walzem Park MHC Unit 2, generally located northeast of the intersection of Walzem Road and Seguin Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

Commissioner Peck recused himself at 2:05.

Public Comments:

Avinash Jadhav, 11550 IH10, passed on comment.

Motion

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

Commissioner Proffitt motioned for Approval.

Second: Commissioner Jackson

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

Opposed: None

Recused: Peck

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

Commissioner Peck returned at 2:06.

Item # 14 **PLAN AMENDMENT CASE PA-2021-11600046** (Council District 5): A request by Mitsuko Ramos, representative, for Approval of a Resolution to amend the Kelly South SAN Pueblo Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Business Park" to "Heavy Industrial" on 4.90 acres out of NCB 8736, located at 2218 West Southcross Street. Staff recommends Approval. (Associated Zoning Case Z-2021-10700139 S) (Catherine Hernandez, DSD Administrator, (210) 207-5085, catherine.hernandez@sanantonio.gov, Development Services Department).

Staff stated the applicant was not present and requested a continuance until October 13, 2021.

Public Comments:

Cynthia Livar, 1602 W. Mayfield, passed on comment.

Motion

Madam Chair Gonzalez asked for a motion for a continuance of the item to October 13, 2021.

Commissioner M. Garcia motioned for a continuance to October 13, 2021.

Second: Commissioner Proffitt

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

Opposed: None

Motion Passed as Continuance to October 13, 2021 with a vote of 9-0.

Item #16 **PLAN AMENDMENT CASE PA-2021-11600072** (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 "Rural Estate Tier" to "General Urban Tier" on 16.93 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700218) (Mirko Maravi, Senior Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department).

Staff stated the applicant present and requested a continuance to October 13, 2021.

Public Comments:

Sage Gibson, 7351 Heuermann Road, passed on comment.

Motion

Madam Chair Gonzalez asked for a motion for a continuance to October 13, 2021.

Commissioner M. Garcia motioned to pass as continuance.

Second: Commissioner Proffitt

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

Opposed: None

Motion Passed as continuance to October 13, 2021 with a vote of 9-0.

Item # 15 **PLAN AMENDMENT CASE PA-2021-11600071** (Council District 3): A request by Jose Gallegos, representative, for Approval of a Resolution to amend the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" and "Parks and Open Space" to "High Density Residential" on Lot P-102, NCB 10917, located in the 9400 Block of Southeast Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2021-10700214) (Roland Arsate, Planner, (210) 207-3074, roland.arsate@sanantonio.gov, Development Services Department).

Jose Gallegos, Applicant, spoke on behalf of owner of the property, stated he is requesting the land use change as a stipulation in the selling of the property.

David Abrams, Real Estate developer, stated there was no site plan for the proposed development for the property at this time. He answered commissioner questions and addressed public concerns.

Commissioner Jackson asked applicant if he would be opposed to a continuance to give all parties involved more time to gather specific information about the proposed development. Applicant, Jose Gallegos, stated he would be in favor of a continuance.

Public Comments:

Brodie Alexander, 183 E Byron, on behalf of Villa Coronado HOA, spoke in opposition.

Susy DeLeon, 3202 Merriweather, spoke in opposition.

Robert DeLeon, 3202 Merriweather, passed on comment.

Motion

Madam Chair Gonzalez asked for a motion for a continuance to September 22, 2021.

Commissioner Proffitt motioned for a continuance to September 22, 2021.

Second: Commissioner Peck

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

Opposed: None

Motion Passed as continuance to September 22, 2021 with a vote of 9-0.

Approval of Minutes

Item # 18. Consideration and Action on the Minutes from August 25, 2021.

Motion

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

Commissioner Peck motioned to approve the minutes as presented.

Second: Commissioner Jackson

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

Opposed: None

Motion Passed as Approval with a vote of 9-0.

Staff commented that Item # 16 continuance was requested for September 22, 2021, not October 13, 2021.

Motion

Madam Chair Gonzalez asked for a motion to reconsider the continuance date for item #16.

Commissioner Peck motioned to reconsider the continuance date for item #16.

Second: Commissioner Proffitt

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

Opposed: None

Motion Passed for reconsider with a vote of 9-0.

Motion

Madam Chair Gonzalez asked for a motion for a continuance of item # 16 to September 22, 2021.

Commissioner Oroian motioned for a continuance of item # 16 to September 22, 2021.

Second: Commissioner Proffitt

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

Opposed: None

Motion Passed as continuance to September 22, 2021 with a vote of 9-0.

Adjournment

There being no further business, the meeting was adjourned at 2:39 p.m.

APPROVED:

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director