

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, December 15, 2021

9:00 A.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.

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 |

8:30 a.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.

9:00 A.M. - Call to Order

- Roll Call

- Present: Carrillo Haynes, Christopher Garcia, Siegel, Michael Garcia, Proffitt, Peck, Gonzalez, Bustamante, Oroian

- Absent: Jackson, Dessouky

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.*

Postponed

- Item # 26 PLAN AMENDMENT CASE PA-2021-11600067
- Item # 27 Discussion and possible action on proposed 2021 UDC Amendments from the Planning Commission-Postponed until January 12, 2022

Withdrawn

- Item # 19 PLAN AMENDMENT CASE PA-2021-11600098

Combined Items

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

Plats

- Item # 1 **20-11800072**: Request by Leslie Ostrander, Continental Homes of Texas; and Brad Richie, 114 Schwab Investments, LTD; for approval to subdivide a tract of land to establish Brook Stone Creek, Unit 1A Subdivision, generally located southeast of the intersection of Evans Road and Cielo Vista. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 2 **20-11800126**: Request by Ronald J Smeberg and Vanessa Smegerg, Ron and Vanessa LLC; Theresa Y. Brits, Lonesome Dove Investment Group, LLC; Scott Peters, San Antonio LD, LLC; and Craig Glendenning, Bright Lakes Real Estate, LLC, for approval to replat a tract of land to establish Lonesome Dove, Offsite Subdivision, generally located southwest of the intersection of Loop 1604 and Interstate 37 South. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item #3 **20-11800161**: Request by Timothy Pruski, SA Hunters Ranch, LTD, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Units 9 & 11, generally located southwest of the intersection of Potranco Road and County Road 381 South. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item #5 **20-11800490**: Request by Philip Barnett, ALC Ranch, LTD., for approval to subdivide a tract of land to establish Pinnacle Oaks Phase II Subdivision, generally located southeast of the intersection of Bacon Road and Lou Mell Road. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

- Item # 6 **20-11800578:** Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD, for approval to subdivide a tract of land to establish Paloma Subdivision Unit 12, generally located southeast of the intersection of Interstate 10 and Loop 1604. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 7 **21-11800030:** Request by Richard Mott, Lennar Homes of Texas Land & Construction, LTD, for approval to subdivide a tract of land to establish Presa Point Subdivision, generally located northeast of the intersection of IH-37 and U.S. Highway 181. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 8 **21-11800040:** Request by Michael C Brisch, PHSA-NW315, LLC., for approval to subdivide a tract of land to establish Kallison Ranch 215 PH 1 Model Park Subdivision, generally located northeast of the intersection of Kallison Bend and Blind Bandit Creek. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 10 **21-11800093:** Request by Austin Connelly, Arbaco, LLC, for approval to subdivide a tract of land to establish Fairway Villa's at Northern Hills Subdivision, generally located northwest of the intersection of Bulverde Road and Thousand Oaks Drive. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 11 **21-11800094:** Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD., for approval to replat and subdivide a tract of land to establish Vista Point Extension Subdivision, generally located southwest of the intersection of Yucca Valley and Medina Base Road. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 12 **21-11800103:** 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 17A (TIF) Subdivision, generally located southwest of the intersection of Loop 410 and US Highway 281. Staff recommends Approval. (Planner Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 13 **21-11800152:** Request by Suren Kamath, for approval to replat a tract of land to establish Santa Barbara Development Replat B Subdivision, generally located northwest of the intersection of Interstate 35 and South Zarzamora Street. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

- Item # 14 **21-11800196**: Request by Enrique and Maria Magdalena Perez, for approval to subdivide a tract of land to establish Kinney Subdivision, generally located southwest of the intersection of Interstate Highway 35 and Loop 1604. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
- Item # 15 **21-11800214**: Request by Blake Honigblum (Agent), Lavender Hill Properties LLLP Lusardi Land Company, for approval to subdivide a tract of land to establish Abiso Potranco Subdivision, generally located southeast of the intersection of Potranco Road and State Highway 211. Staff recommends Approval. (Kelsey Salinas, Planner, (210) 207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
- Item # 16 **21-11800236**: Request by Jason Townsley, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Texas Research Park, Units -10A & 13 Subdivision, generally located northwest of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 17 **21-11800529**: Request by Juan Hernandez, H Alamo Investments, for approval to replat and subdivide a tract of land to establish Hopi Subdivision, generally located northeast of the intersection of Somerset Road and Hopi Street. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

Street Rename

- Item # 18 **ADDR-SNC-21-12700003**: Memorial Designation of a portion of Westrock Drive to Jennifer Sue Delgado Memorial Way. This proposed memorial designation meets the criteria of Chapter 6 Section 672(d)(7) of the City Code. Staff recommends Approval. Clayton Wallace, Planner, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 23 **PLAN AMENDMENT CASE PA-2021-11600106** (Council District 4): A request by KB Home Lone Star Inc, applicant, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, to change the future land use classification from "Suburban Tier" to "General Urban Tier" on Lot P-1D, NCB 34392, located at 1120 North Loop 1604. Staff recommends Approval. (Associated Zoning Case Z-2021-10700296, Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Item # 25 **PLAN AMENDMENT CASE PA-2021-11600113** (Council District 2): A request by Katherine Moody, applicant, for Approval of a Resolution amending the I-10 East Corridor Perimeter Plan, by changing the future land use classification from “Community Commercial” to “Industrial” on Lot 2, Block 8, NCB 16567, Lot P-18A, NCB 17991, and Lot P-18A, CB 5089, located at 8817 Interstate 10 East. Staff recommends Approval. (Associated Zoning Case Z-2021-10700307) (Despina Matzakos, Planner, (210) 207-5407, Despina.Matzakos@sanantonio.gov, Development Services Department)

Other Items

Item # 28 A public hearing and resolution recommending the City of San Antonio’s consent to the creation by Bexar County of a Public Improvement District (PID) to later be named the Medina Stonehill Special Improvement District, generally located northwest of the intersection of SH 211 and W US Hwy 90 in the extraterritorial jurisdiction of the City of San Antonio, and associated Development Agreement between the City of San Antonio and the landowners, Medina Stonehill, LLC. Staff recommends Approval. (Clint Eliason, AICP, Planning Coordinator, Planning Department, (210)207-0268, clinton.eliason@sanantonio.gov)

Item # 29 A public hearing and resolution recommending the City of San Antonio’s consent to the creation by Bexar County of a Public Improvement District (PID) to later be named the Briggs Ranch II Special Improvement District, generally located south of Potranco Road, and north of US Highway 90 West in the extraterritorial jurisdiction of the City of San Antonio, and associated Development Agreement between the City of San Antonio and the landowners, Briggs Ranch Management, LLC. (Joshua Jaeschke, Sr. Planner, Planning Department, (210) 207- 0255, Joshua.Jaeschke@sanantonio.gov)

No Public Comment

Motion

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

Commissioner Peck motioned for **Approval** of all items on the consent agenda.

Second: Commissioner Michael Garcia

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

Opposed: None

Motion Passed as Approval with vote 9-0.

Recusals

Commissioner Peck recused himself at 9:03.

Item #4 **20-11800368:** Request by C. Edward Barron III, CB Fossil Springs LTD, for approval to subdivide a tract of land to establish Waterwheel Hilltop Subdivision, generally located northwest of the intersection of Culebra Road and Landa Falls. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item # 9 **21-11800067:** Request by Leslie Ostrander, Continental Homes of Texas, LP, for approval to subdivide a tract of land to establish Valley Ranch Subdivision Unit 11, generally located northwest of the intersection of Culebra Road and Kallison Lane. 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 Siegel motioned for **Approval**.

Second: Commissioner M. Garcia

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

Opposed: None

Motion Passed as Approval with vote 8-0.

Commissioner Peck returned at 9:04 PM.

Individual Items

Item # 20 **PLAN AMENDMENT CASE PA-2021-11600072** (Council District 8): A request by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending 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)

On behalf of Applicant, Rob Killen, 10101 Reunion Place, with Killen, Griffen, and Fairmond Attorneys at Law, gave presentation about plans for project.

Public Comment

Voice Mails

1. Ann Renthall, 7599 Heuermann, spoke in opposition.
2. Jessica Castellanos, 8130 Poconos Run, spoke in opposition.
3. Karen Fraley, 19523 Terra Elm, spoke in opposition.
4. Kristin Nickell, 25202 Ima Ruth Parkway, spoke in opposition.
5. Rod Phoenix, 15 Grantham Gln, spoke in opposition.

Motion

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

Commissioner Peck motioned for **Approval**.

Second: Siegel

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

Opposed: None

Motion Passed as Approval with vote 9-0.

Item # 22 **PLAN AMENDMENT CASE PA-2021-11600102** (Council District 2): A request, by Eugenio de Jesus Contreras, applicant, for Approval of a Resolution amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Community Commercial" on 2.0 acres out of NCB 18239, generally located in the 5000 Block of Southcross Ranch Road. Staff recommends Denial. (Associated Zoning Case Z-2021-10700288 CD) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Applicant, Euginio Contreras spoke about plans for land, storage for construction vehicles.

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

Commissioner Proffitt motioned for **Denial**.

Second: Commissioner Peck

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

Opposed: Carrillo Haynes

Motion Passed as Denial with vote 8-1.

Item # 24 **PLAN AMENDMENT CASE PA-2021-11600108** (Council District 2): A request by FEM Real Estate 04 LLC, applicant, for Approval of a Resolution amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" and "Public Institutional" to "Light Industrial" on Lot P-8B, CB 5129, located at 5721 US Highway 87 East. Staff recommends Approval. (Associated Zoning Case Z-2021-10700313) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Public Comments

Daniel Hilscher, 5725 US HWY 87 E, spoke in opposition.

Robert Carlison, 5721 US HWY 87 E, spoke in favor.

Joseph Tober, 8007 Ashwood Pointe, spoke in opposition.

Applicant, Luis Estrada, owner of Truck and Trailer Storage, gave rebuttal to public comments, giving details of the business he plans on putting on property.

Motion

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

Commissioner Proffitt motioned for **Approval**.

Second: Commissioner Oroian

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

Opposed: None

Motion Passed as Approval with vote of 9-0.

Madame Chair Gonzalez called for a 10-minute break at 9:56 AM.

Madame Chair Gonzalez left meeting at 10:00 AM.

Vice Chair Peck called meeting back in session at 10:06 AM.

Commissioner Carrillo Haynes left the meeting at 10:07 AM.

Item # 26 **COM-PRJ-APP21-39801977-TPV 21-147** - Appeal of the Directors Decision for SAT-14 Data Center. Request by David Lundberg, Walter P Moore, on behalf of Jon Rhea of the Microsoft Corporation to appeal the Tree Administrative Exception Denial by the Director of Development Services for the SAT-14 Data Center located at 3545 Wiseman Blvd. (Stephen Stokinger, PE, Stephen.stokinger@sanantonio.gov, 210-207-5449, Development Services Department).

On behalf of Applicant, Bill Kaufman, 100 Houston Street, Kaufman group, presented case for approval.

10: 32 Commissioner Michael Garcia left the meeting.

The Quorum was lost. Meeting went into recess at 10:34.

Commissioner Dessouky joined the meeting via WebEx at 10:45.

Commissioner Peck reconvened meeting at 10:45.

A Quorum was present.

On behalf of Applicant, Bill Kaufman, 100 Houston Street, Kaufman group, presented case for approval.

Commissioners had questions answered by staff and applicant.

No Public Comment

Motion

Vice Chair Peck asked for a motion for item as presented.

Commissioner Bustamante motioned for **Approval of Applicant's Appeal Request.**

Second: Commissioner Oroian

In Favor: C. Garcia, Dessouky, Proffitt, Peck, Bustamante, Oroian,

Opposed: Siegel

Motion Passed as Approval of Applicant's Appeal Request with vote of 6-1.

Approval of Minutes

Item # 20 Consideration and Action of the Minutes from October 27, 2021, and November 17, 2021.

Motion

Vice Chair Peck asked who was in favor of approving the minutes as presented, Dessouky abstained, C. Garcia, Siegel, Proffitt, Peck, Proffitt, Bustamante, and Oroian were unanimous.

Motion passed as Approval with Unanimous Vote.

Adjournment

There being no further business, the meeting was adjourned at 11:33 A.M.

APPROVED:

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director