

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

September 22, 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 |

1:00 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. Briefing on the Draft Port San Antonio Area Regional Center Plan. (Micah Diaz, Planning Coordinator, (210) 2077816, Micah.Diaz@sanantonio.gov, Planning Department)

2:00 P.M. - Call to Order

- Roll Call

- Present: Carrillo Haynes, C. Garcia, Siegel, Dessouky, M. Garcia, Proffitt, Peck, Bustamante, Oroian, Courage, Gonzalez

- Absent: Jackson

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Postponed/Withdrawn

Item # 16 PLAN AMENDMENT PA-2020-11600064-Postponed

Item # 23 PLAN AMENDMENT PA-2021-11600081-Withdrawn

Combined Items

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

Plats

- Item # 1 **19-11800361**: Request by Razi Hosseini, City of San Antonio, for approval to replat and subdivide a tract of land to establish District 4 Community Center, generally located northwest of McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 2 **19-11800441**: Request by Gordon Hartman, Talley Extension Revitalization Initiative, LLC, for approval to subdivide a tract of land to establish Morgan Meadows, Unit 1A Subdivision, generally located southwest of the intersection of Talley Road and Old Talley Road. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 3 **19-11800443**: Request by Gordon V. Hartman, Talley Extension Revitalization Initiative, LLC, for approval to subdivide a tract of land to establish Morgan Meadows, Unit 1B Subdivision, generally located southwest of the intersection of Talley Road and Old Talley Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014 Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 4 **19-11800444**: Request by Gordon V. Hartman, Talley Extension Revitalization Initiative, LLC, for approval to subdivide a tract of land to establish Morgan Meadows, Unit 2A Subdivision generally located southeast of the intersection of Talley Road and Old Talley Road. Staff recommends approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).
- Item # 5 **20-11800049**: Request by Thad Rutherford, Southstar at Verano, LLC, for approval to subdivide a tract of land to establish VIDA San Antonio Phase 1A, MPCD Subdivision, generally located southeast of Loop 410 and Zarzamora Street. Staff recommends Approval. (Martha Bernal, Senior Planner, (210) 207-0210, Martha.Bernal@sanantonio.gov, Development Services Department).
- Item # 6 **20-11800427**: Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 9A-1 Subdivision, generally located northeast of the intersection of West Grosenbacher Road and Caldwell Ranch Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

- Item # 7 **20-11800441:** Request by Paul Powell, HDC Davis Ranch II, LLC, for approval to subdivide a tract of land to establish McCrary Tract Unit 1B Subdivision, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

- Item # 8 **20-11800472:** Request by Therese Singson Miranda, Miranda Realty LLC, for approval to subdivide a tract of land to establish GM Texas Dental Subdivision, generally located southeast of the intersection of Seguin Road and Lakeview Drive. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

- Item # 10 **20-11800556:** Request by Dutch Friesenhahn, F4 Land Investments, LLC, for approval to subdivide a tract of land to establish Parker Place Subdivision, generally located southeast of the intersection of Loop 1604 and New Sulphur Springs Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).

- Item # 12 **21-11800033:** Request by Daniel A. Pedrotti, Jr., The Republic Golf Club, LTD for approval to replat and subdivide a tract of land to establish Salado Creek Phase 1 Subdivision, generally located southwest of the intersection of South WW White Road and Loop 410. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

- Item # 15 **21-11800398:** Request by Trey Marsh, Jen Texas 23, LLC, for approval to subdivide a tract of land to establish Sutton Farms Subdivision, Unit 1 Subdivision, generally located northeast of the intersection of Loop 410 and Sinclair Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 19 **PA-2021-11600066:** (Council District 8): A request by Killen, Griffin, & Farrimond, 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 2.966 acres out of NCB 34752, generally located in the 100 block of Dominion Drive. Staff recommends Approval. (Associated Zoning Case Joyce.Palmer@sanantonio.gov, Development Services Department).

- Item # 20 **PA-2021-11600074:** (Council District 10): A request by Leah Bojo, 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 “General Urban Tier” and “Suburban Tier” to "General Urban Tier" on Lot P-1 and Lot P-5, NCB 16583, generally located in the 17000 Block of Green Mountain Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700227) (Richard Bautista-Vazquez, Planner, (210) 207-0215, Richard.Bautista-Vazquez@sanantonio.gov, Development Services Department).
- Item # 21 **PA-2021-11600075:** (Council District 3): A request by Emil Moncivais, representative, for Approval of a Resolution amending the Brooks Area Regional Center, a Component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Regional Mixed Use” to "Business/Innovation Mixed-Use" on 25.637 acres out of NCB 10879, generally located in the 8300 Block of Research Plaza. Staff recommends Approval. (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department).
- Item # 22 **PA-2021-11600076:** (Council District 6): A request Juan Diaz, applicant, for Approval of a Resolution by amending the Northwest Community Plan, a Component of the Comprehensive Plan of the City, by changing the future land use classification from “Neighborhood Commercial” to "Community Commercial" on Lot 1, Block 17, NCB 18837, located at 10229 Culebra Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700233 CD) (Forrest Wilson, Planner, (210)-207-0157, Forrest.Wilson@sanantonio.gov, Development Services Department).

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 Carrillo Haynes

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

Opposed: None

Motion Passed as Approval with vote 11-0.

Recusals

Commissioner Peck recused himself at 2:04.

Item # 9 **20-11800480:** Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD, for approval to subdivide a tract of land to establish Southton Meadow Unit 7 Subdivision, generally located southwest of the intersection of Interstate 37 and Southton Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item # 11 **21-11800029:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD. for approval to subdivide a tract of land to establish Southton Meadows Unit 9 Subdivision, generally located southwest of the intersection of Southton Road and Interstate 37. Staff recommends Approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item # 13 **21-11800147:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Southton Meadows Subdivision Unit 3, generally located southwest of Southton Road and Interstate 37. Staff recommends Approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

No Public Comment

Motion

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

Commissioner M. Siegel motioned for Approval of all items on the consent agenda.

Second: Commissioner M. Garcia

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

Opposed: None

Recused: Peck

Motion Passed as Approval with vote 10-0.

Commissioner Peck returned at 2:05.

Commissioner Oroian recused himself at 2:05.

Item # 14 **21-11800275:** Request by Carlos Mendoza, Elevens Global Holdings, LLC, for approval to subdivide a tract of land to establish West Travis Cottages (IDZ) Subdivision, generally located northwest of the intersection of North Smith Street and West Travis Street. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

Motion

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

Commissioner Proffitt motioned for Approval

Second: Commissioner M. Garcia

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

Opposed: None

Recused: Oroian

Motion Passed as Approval with a vote of 10-0

Commissioner Oroian returned at 2:06.

Individual Items

Item # 18 **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)

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

Public Comments:

Sage Gibson, 735 Heuermann, passed on comment.

Motion

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

Commissioner Proffitt motioned for a continuance to October 13, 2021.

Second: Commissioner Peck

In Favor: Carrillo Haynes, C. Garcia, Siegal, Dessouky, M. Garcia, Proffitt, Peck, Bustamante, Oroian, Courage, Gonzalez

Opposed: None

Motion Passed as Continuance to October 13, 2021, with a vote of 11-0.

Item # 17 **PA-2021-11600071:** (Council District 3): A request by Jose Gallegos, representative, for Approval of a Resolution amending 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, 214 Academy, spoke about project and stated he had spoken with Coronado Neighborhood Association.

Staff answered questions from commissioners about specifics of case.

Public Comments:

Olga Martinez, 1522 San Rafael, spoke in opposition.

David Abrams, 122 E. Branson, representing property buyer, spoke in support.

Brady Alexander, 1839 E. Pyron, representing Hot Wells Neighborhood Association, spoke in opposition.

Motion

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

Commissioner Proffitt motioned for Approval.

Second: Commissioner Peck

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

Opposed: None

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

Approval of Minutes

Item # 24. Consideration and Action on the Minutes from September 8, 2021.

Madam Chair Gonzalez noted her name was not listed on minutes as present.

Motion

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

Commissioner Proffitt motioned to approve the minutes as amended.

Second: Commissioner Oroian

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

Abstained: Carrillo Haynes, C. Garcia, Courage

Opposed: None

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

Adjournment

There being no further business, the meeting was adjourned at 2:37 p.m.

APPROVED:

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director