

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

October 13, 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: C. Garcia, Siegel, Dessouky, M. Garcia, Proffitt, Peck, Bustamante, Oroian
 - Absent: Jackson, Carrillo Haynes, Gonzalez
- 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Postponed/Withdrawn

Item # 17 PLAN AMENDMENT PA-2021-11600046-Withdrawn

Combined Items

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

Plats

- Item # 3 **20-11800108:** Request by Jason Townsley, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Overlook At Medio Creek Unit 6 Subdivision, generally located southwest of the intersection of Ellison Drive and Marbach Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department).
- Item # 4 **20-11800181:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., Davis McCrary Property Trust, for approval to subdivide a tract of land to establish McCrary Tract Subd., Unit 4 Subdivision, generally located northwest of the intersection of Swayback Ranch and Davis Ranch. Staff recommends Approval. (Christopher McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 6 **20-11800466:** Request by Marcus Moreno, Scott Felder Homes LLC, for approval to subdivide a tract of land to establish Meadow Grove Subdivision, generally located southeast of the intersection of Judson Road and Nacogdoches Road. Staff recommends Approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 7 **20-11800488:** Request by Ramanatha R Yellaturu, Springs SA, LLC, for approval to subdivide a tract of land to establish Blue Ridge Ranch Unit 1B Subdivision, generally located southeast of the intersection of New Sulphur Springs Road and Heather Meadow. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department).
- Item # 8 **20-11800532:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P. and HDC Davis Ranch II, LLC, for approval to replat and subdivide a tract of land to establish McCrary Tract Subdivision, Unit C, generally located northwest of the intersection of Swayback Ranch and Davis Ranch. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 9 **20-11800533:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., Davis McCrary Property Trust, for approval to subdivide a tract of land to establish McCrary Tract Subd., Unit 8 & 10 Subdivision, generally located northwest of the intersection of Swayback Ranch and Davis Ranch. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department).

- Item # 10 **20-11800589:** Request by Felipe Gonzalez, Pulte Homes of Texas L.P. and Paul Powell, HDC Westlakes, LTD, for approval to replat and subdivide a tract of land to establish Westlakes Unit 6 Subdivision, generally located southwest of the intersection of US Highway 90 and West Loop 1604 South. Staff recommends approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 11 **20-11800605:** Request by Brian Otto, Meritage Homes of Texas, LLC, for approval to subdivide a tract of land to establish Catalina Unit 1 Subdivision, generally located southwest of the intersection of Loop 1604 and Highway 90. Staff recommend approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 12 **20-11800616:** Request by Jeff Scott, Forestar (USA) Real Estate Group, Inc., for approval to subdivide a tract of land to establish Applewood, Units 4 & 5 Subdivision, generally located at the northwest corner of Loop 1604 and FM 143. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item # 13 **21-11800111:** Request by Chad Nugent, Ladera I, LLC, for approval to subdivide a tract of land to establish Ladera Laurel Hollow Unit-3A Subdivision, generally located southwest of the intersection of State Highway 211 and West Groesenbacher Road. Staff recommends approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 14 **21-11800140:** Request by Jason Townsley, KB Home Lone Star, Inc., for approval to subdivide a tract of land to establish Palo Alto Unit 5 Subdivision, generally located southwest of the intersection of Southwest Loop 410 and Highway 16. Staff recommends approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 15 **21-11800197:** Request by Victor Andonie MS410 Partners, LLC for approval to replat and subdivide a tract of land to establish Museum Residencies, IDZ Subdivision, generally located northeast of the intersection of Catalpa Avenue and Carnahan Street. Staff recommends approval. (Joshua Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

- Item # 20 **PA-2021-11600072:** (Continued from 09/22/2021) (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).

- Item # 21 **PA-2021-11600082:** (Council District 8): A request, by Sabu John, for Approval of a Resolution amending the Oakland Estates Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential Estate” to “Neighborhood Commercial” on the north 96.7 feet of Lot 4, Block 9, NCB 14709, located at 6395 Old Babcock Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700243) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department).
- Item # 22 **PA-2021-11600086:** (Council District 10): A request by Killen, Griffin & Farrimond, PLLC, for Approval of a Resolution amending the Northeast Inner Loop Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Public Institutional” to “Community Commercial” on the east 276.17 feet of Lot 6, NCB 8699, located at 291 Emporia Boulevard. Staff recommends Approval. (Associated Zoning Case Z-2021-10700251) (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).
- Item # 23 **PA-2021-11600087:** (Council District 2): A request by Killen, Griffin & Farrimond, PLLC, 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 “Community Commercial” to “Regional Commercial” on 20.044 acres out of NCB 10574 and NCB 14037, located at 3600 North Panam Expressway. Staff recommends Approval. (Associated Zoning Case - Z-2021-10700252) (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

Variances

- Item # 16 **FPV 21-004:** Request by City of San Antonio Public Works Department’s Floodplain Management Team for approval of a variance request associated with a Floodplain Development Permit (FPDP) #2021534 for the as-built, LOMR improvements along the Unnamed Tributary 2 in San Antonio River. The engineering analyses show slight water surface elevation rises within the studied limits of the LOMR. Staff recommends Approval. (Sabrina Santiago, Storm Water Engineering Manager, (210) 207-0182, sabrina.santiago@sanantonio.gov, PWD Department).

Other Items

- Item # 26 A resolution recommending the Port San Antonio Area Regional Center Plan to City Council to become a component of the City’s Comprehensive Master Plan. (Carlos Guerra II, Senior Planner, Planning Department).
- Item # 28 A request by the Parks and Recreation Department for approval of a resolution recommending the execution of a 1.209-acre sewer easement and a 0.464 water easement with Lennar Homes of Texas Land and Construction, LTD. granting access to certain property owned and controlled by the City of San Antonio at Tom Slick Park, 7400 State Highway 151, in Council District 6. Staff recommends Approval. (Sandy Jenkins, (210) 207-2721, Sandy.Jenkins@sanantonio.gov, Parks and Recreation Department).

Public Comments:

Sue Snyder, 5655 Lockhill Selma, spoke in favor of item # 21

Motion

Vice Chair Peck asked for a motion for the items as presented.

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

Second: Commissioner Proffitt

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

Opposed: None

Motion Passed as Approval with vote 8-0.

Recusals

Commissioner Peck recused himself at 2:18.

Item # 9 **20-11800348:** Request by Chesley I. Swann III, Milestone Grosenbacher Development, Ltd., for approval to subdivide a tract of land to establish Olson Subdivision Unit 9, generally located northeast of the intersection of Highway 90 and Grosenbacher Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

No Public Comment

Motion

Pro Tem Proffitt asked for a motion for the items as presented.

Commissioner C. Garcia motioned for **Approval**.

Second: Commissioner M. Garcia

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

Opposed: None

Recused: Peck

Motion Passed as Approval with vote 7-0.

Commissioner Peck returned at 2:19.

Individual Items

- Item # 19 **PA-2021-11600052:** (Council District 3): A request, by Raymundo Rivera, applicant, for Approval of a Resolution amending the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City by changing the future land use classification from "Country Tier" to "Rural Estate Tier" on 5.04 acres out of CB 4012, located at 19779 Pleasanton Road. Staff recommends Denial. (Associated Zoning Case Z-2021-10700121) (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).

Staff requested continuance.

Motion

Vice Chair Peck asked for a motion for a continuance of the item to October 27, 2021.

Commissioner Proffitt motioned for a continuance to October 27, 2021.

Second: Commissioner Siegel

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

Opposed: None

Motion Passed as Continuance to October 27, 2021, with a vote of 8-0.

- Item # 24 **PA-2021-11600090:** (Council District 1): A request by Robert Delgado, applicant, for Approval of a Resolution amending the Midtown Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low-Density Residential" to "Medium Density Residential" on the West 100 feet of Lot 25 and South 56.7 feet of Lot 26, NCB 6521, located at 1023 Aganier Avenue. Staff recommends Denial. (Associated Zoning Case Z-2021-10700247) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department).

Staff presented case as applicant was unable to attend meeting.

Public Comments:

Robert Ricks, 1015 Aganier, spoke in opposition.

Mark Spielman, 900 W. Woodlawn, representing Beacon Hill Area Neighborhood Association and Zoning and Urban Design Committee, spoke in opposition.

Since applicant was unable to attend, commissioners made motion for continuance.

Motion

Vice Chair Peck asked for a motion for a continuance of the item to October 27, 2021.

Commissioner Proffitt motioned for a continuance to October 27, 2021.

Second: Commissioner Siegel

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

Opposed: None

Motion Passed as Continuance to October 27, 2021, with a vote of 8-0.

- Item # 25 **PA-2021-11600091:** (Council District 10): A request by Killen, Griffin, and Farrimond, PLLC, applicant, for Approval of a Resolution to 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 "Specialized Center" on Lot TR-D and Lot TR-E, NCB 16584, located at 17097 Nacogdoches Road. Staff recommends Denial. (Associated Zoning Case Z-2021-10700260) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department).

Staff presented item, recommendation for denial.

Applicant, Emily Wherman, of Killen, Griffin, and Farrimond, PLLC, spoke in support of project. She answered commissioner's questions about nearby land use and neighborhood approval.

No Public Comment

Motion

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

Commissioner Proffitt motioned for **Approval**.

Second: Commissioner Siegal

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

Opposed: None

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

- Item # 27 Consideration of a Resolution to reschedule the Planning Commission meetings of November 10, 2021, November 24, 2021, December 8, 2021, and December 22, 2021. Staff recommends approval. (Chris McCollin, Planning Coordinator, Christopher.mccollin@sanantonio.gov, (210) 207-5014. Development Services Department.)

Christopher McCollin, Planning Coordinator in Development Services presented options for moving the dates for Planning Commission in November and December. He suggested cancelling the November 10th, November 24th, December 18th, and December 22nd meetings and rescheduling them. The proposed rescheduled dates for the Planning Commission meetings would be November 17th and December 15th at 9:00 AM.

No Public Comment

Motion

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

Commissioner C. Garcia motioned for **Approval**.

Second: Commissioner Proffitt

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

Opposed: None

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

Approval of Minutes

- Item # 24. Consideration and Action on the Minutes from September 22, 2021.

Motion

Vice Chair Peck asked for a motion for the **Approval** of the minutes as presented.

Commissioner Proffitt motioned to **Approve** the minutes as presented.

Second: M. Garcia

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

Opposed: None

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

Director's Report

Logan Sparrow, Policy Administrator for Development Services, advised Commissioner Appointments would be assigned by February 2, 2022.

Adjournment

There being no further business, the meeting was adjourned at 2:21 PM.

APPROVED:

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director