

City of San Antonio



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, October 27, 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, Videoconference

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

Item # 16 PLAN AMENDMENT PA-2021-11600084-Postponed until November 17, 2021.

Item # 21 PLAN AMENDMENT PA-2021-11600089 -Postponed until November 17, 2021.

Combined Items

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

Plats

- Item # 1 **20-11800204:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone, Unit-C5 Subdivision, generally located northwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014 Christopher.McCollin@sanantonio.gov, Development Services Department).
- Item # 2 **20-11800205:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone, Unit-C6 Subdivision, generally located Northwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).
- Item # 3 **20-11800206:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., and Hugo Gutierrez, Becker Ranch, LTD., for approval to subdivide a tract of land to establish Galm Road Phase 1 Subdivision, generally located west of Wiseman Boulevard near Talley Road. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259 Tiffany.Turner@sanantonio.gov, Development Services Department).
- Item # 4 **20-11800284:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone, Unit E1 Subdivision, generally located northwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department).
- Item # 6 **20-11800394:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valdez Subdivision Unit 1, generally located northwest of the intersection of Highway 90 and Groesenbacher Road. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

- Item # 7 **20-11800435:** Request by Richard Mott, Lennar homes of Texas Land & Construction Ltd., for approval to replat and subdivide a tract of land to establish Silos Subdivision, Unit 8A, generally located Southwest of the intersection of Masterson Road and US Highway 90. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).
- Item # 8 **20-11800448:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Riverstone, Units E4 & E5 Subdivision, generally located northwest of the intersection of Talley Road and Wiseman Boulevard. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014 Christopher.McCollin@sanantonio.gov, Development Services Department).
- Item #9 **20-11800499:** Request by Marcus Moreno, Scott Felder Homes, for approval to subdivide a tract of land to establish Park Hill Commons Subdivision, generally located southeast of the intersection of Bulverde Road and Loop 1604. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).
- Item #10 **20-11800537:** Request by Paul Kuo, HK Fischer Road, LLC, for approval to subdivide a tract of land to establish Timms Subdivision Unit 3, generally located southwest of the intersection of Somerset Road and Fischer Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #11 **21-11800014:** Request by Stephen Lieux, San Antonio LD, LLC, for approval to subdivide a tract of land to establish Heritage Oaks South Tract Subdivision, generally located southwest of the intersection of Loop 410 and Southton Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #12 **21-11800115:** Request by James H. Uptmore (Agent), Felipe Gonzales, Pulte Homes of Texas, LP, Paul Powell, HDC Westlakes, LLC, for approval to subdivide a tract of land to establish Westlakes Unit 3D Subdivision, generally located southwest of the intersection of U.S. Highway 90 and Loop 1604. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #13 **21-11800156:** Request by Plack Carr, MMD Rosillo Industrial Land, LLC, for approval to replat and subdivide a tract of land to establish East Gate Industrial Park – Unit 1B Subdivision, generally located southwest of the intersection of North Foster Road and Interstate Highway 10. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.salinas@sanantonio.gov, Development Services Department).

Variances

- Item # 14 **TPV 21-145:** Request by Mr. Sean McFarland, P.E., for approval of a tree preservation variance request from Unified Development Code 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas”, general located off Swayback Ranch and Davis Ranch. Staff recommends Approval. (Herminio Griego, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).
- Item # 15 **TPV 21-146:** Request by Mr. Sean McFarland for approval of a tree preservation variance request from Unified Development Code Section 35-523 (h), “significant trees shall be preserved at eighty (80) percent and heritage trees at one hundred (100) percent preservation within both the 100-year floodplains and environmentally sensitive areas”, located approximately 1300 feet north of Swayback Ranch and Davis Ranch. Staff Recommends Approval. (Charles Johnson, (210) 207-0170, Charles.johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

- Item # 20 **PA-2021-11600079:** A request by Brown & Ortiz, representative, for Approval of a Resolution amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Mixed Use” to “Public/Institutional” on 13.843 acres out of NCB 14945, located at 10440 Wurzbach Parkway. Staff recommends Approval. (Associated Zoning Case Z-2021-107239) (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
- Item # 22 **PA-2021-11600085:** A request by Killen, Griffin and Farrimond PLLC, for Approval of a Resolution amending the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low-Density Residential” and “Neighborhood Commercial” to “Medium Density Residential” on Lot 7, the north 38.5 feet of Lot 8, the south 11.5 feet of Lot 8, and Lot 9, Block 3, NCB 9475, located at 7214, 7218 and 7222 Briar Place. Staff recommends Approval. (Associated Zoning Case Z-2021-10700257) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department).
- Item #25 **PA-2021-11600095:** A request by Killen, Griffin, Farrimond, PLLC, representative, to amend the Heritage South Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Agribusiness/RIMSE Tier” to “Suburban Tier” on Lot 3, Block 25, MCB 16623, located in the 11000 Block of South Highway 181. Staff recommends Approval. (Associated Zoning Case Z-2021-10700269) (Forrest Wilson, Planner, (210) 207-0157, forrest.wilson@sanantonio.gov, Development Services Department).

- Item #26 **PA-2021-11600097:** A request by Versa Terra Development, 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 "Regional Center" to "Specialized Center" on the 2.458 acres out of CB 4136, generally located in the 20000 block of Eagle Ford Way. Staff recommends Approval. (Associated Zoning Case Z-2021-10700271) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@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 Christopher Garcia

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

Opposed: None

Motion Passed as Approval with vote 10-0.

Other Items:

- Item #29 Nomination of three primary members and one alternate member to serve on the Planning Commission Technical Advisory Committee (PCTAC) Nominating Committee and Bylaws Committee.

Logan Sparrow, Policy Administrator, opened the floor for nominations for three primary members and one alternate to serve on the Planning Commission Technical Advisory Committee (PCTAC). It was decided that the appointing of these roles would be appointed in one voice vote.

Commissioner Carrillo Haynes nominated Commissioner Seigel as a primary member to serve on the Planning Commission Technical Advisory Committee (PCTAC).

Madame Chair Gonzalez nominated Commissioner Peck as a primary member to serve on the Planning Commission Technical Advisory Committee (PCTAC).

Commissioner Peck nominated Commissioner Proffitt as a primary member to serve on the Planning Commission Technical Advisory Committee (PCTAC).

Commissioner Siegel nominated Commissioner Carrillo Haynes as an alternate member to serve on the Planning Commission Technical Advisory Committee (PCTAC).

A voice vote was taken for all positions.

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

Opposed: None

Motion Passed as Approval for Commissioner Seigel, Commissioner Peck, and Commissioner Proffitt as primary members to serve on the Planning Commission Technical Advisory Committee (PCTAC) and for Commissioner Carrillo Haynes as an alternate member to serve on the Planning Commission Technical Advisory Committee (PCTAC) with vote of 10-0.

Recusals

Commissioner Peck recused himself at 2:06 PM.

Item # 5 **20-11800388:** Request by Richard Mott, Lennar Homes of Texas Land and Construction Ltd., and Michael C. Brisch, PHSA - NW 315, LLC., for approval to subdivide a tract of land to establish Waterwheel Subdivision Unit 8A, generally located northeast of the intersection of Culebra Road and State Highway 211 North. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.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**.

Second: Commissioner C. Garcia

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

Opposed: None

Motion Passed as Approval with vote 9-0.

Commissioner Peck returned at 2:07 PM.

Individual Items

Item # 17 **PA-2021-11600052:** (Continued from 10/13/2021) PLAN AMENDMENT 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 presented item, recommendation for Denial.

Applicant, Raymundo Rivera, spoke in support of project. Land is a five-acre tract that he would like to have subdivided into three legal lots for family members to build houses on.

Staff answered questions from Commissioners clarifying the project.

No Public Comment**Motion**

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

Commissioner Carrillo Haynes motioned for **Approval**.

Second: Siegel

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

Opposed: None

Motion Passed as Approval with vote 10-0.

Item #19 **PA-2021-11600073:** (Council District 1): A request by Bexar Engineers and Associates, applicant, for Approval of a Resolution amending the Greater Dellview Community 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 Lot 18-20, Block 163, NCB 7118, located at 1431 Thorain Boulevard. Staff recommends Denial. (Associated Zoning Case Z-2021-10700216) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department).

Applicant requested continuance until November 17, 2021, Planning Commission Meeting.

Motion

Madam Chair Gonzalez asked for a motion for continuance of the item to November 17, 2021.

Commissioner Peck motioned for continuance of the item to November 17, 2021.

Second: Commissioner Christopher Garcia

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

Opposed: None

Motion Passed as Continuance to November 17, 2021, with vote 10-0.

Item #24

PA-2021-11600093: A request by Abdelhakim Rafati, applicant, for Approval of a Resolution amending the West/Southwest Sector Plan, a Component of the Comprehensive Master Plan of the City, by changing the future land use classification from "General Urban Tier" to "Regional Center" on Lots 23-27, Block 16, NCB 7502, located at 4036 Culebra Road. Staff recommends Denial. (Associated Zoning Case Z- 2021-10700267 (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department).

Applicant requested continuance until November 17, 2021, Planning Commission Meeting.

Motion

Madam Chair Gonzalez asked for a motion for continuance of the item to November 17, 2021.

Commissioner Proffitt motioned for continuance of the item to November 17, 2021.

Second: Commissioner Christopher Garcia

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

Opposed: None

Motion Passed as Continuance to November 17, 2021, with vote 10-0.

Item # 18

PA-2021-11600090: (Continued from 10/13/2021) PLAN AMENDMENT
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 item, recommendation for Denial.

Applicant was not present for comment. Applicant had also not been present for first meeting date of October 13, 2021, and it was determined that applicant has not been responsive in this case.

Public Comment

Voicemail:

Cherie3 Wong-Franks, 805 W. Agarita, spoke in opposition.

Rebecca Grissom, 803 W. Agarita, spoke in opposition.

Hardy Grissom, 803 W. Agarita, spoke in opposition.

Josie Dealey, 808 W. Agarita, spoke in opposition.

Carl Simon, 1022 Aganier, spoke in opposition.

Cosima Colvin, 817 W. Magnolia, spoke in opposition.

Motion

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

Commissioner Bustamante motioned for **Denial**.

Second: Commissioner Carrillo Haynes

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

Opposed: None

Motion Passed as Denial with vote 10-0.

- Item # 23 **PA-2021-11600092:** A request by Robert Votion, applicant, for Approval of a Resolution amending the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Regional Commercial" on the southeast triangular 29.62 feet of Lot 1, on the northeast 16.66 feet of Lot 2, Lot 3, Lot 4, Lots 10 through 12, Block 10, NCB 8965, located at 719 Brighton Avenue and 714 Keats Street. Staff recommends Denial. (Associated Zoning Case Z-2021-10700261) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department).

Applicant, Robert Votion, 1246 Le Blanc, spoke on proposed change of land use. He owns a car lot and wishes to demolish an old building on site to make way for more parking for business.

Applicant and Staff answer Commissioner's questions. It is asked by Commissioners if the same outcome the applicant desires could be accomplished with "Neighborhood Commercial" classification instead of "Regional Commercial." Staff advised that it could.

Motion

Madame Chair Gonzalez asked for a motion for the item as **Amended**.

Commissioner Oroian motioned to approve the item as **Amended** to "Neighborhood Commercial."

Second: Proffitt

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

Opposed: None

Motion Passed as Amended to "Neighborhood Commercial" with vote 10-0.

3:01 Madame Chair Gonzalez left meeting and Vice Chair Peck became acting chair of Planning Commission Meeting.

- Item #28 Public Hearing and consideration of a resolution recommending the approval of the proposed annexations of numerous properties, totaling approximately 443.81 acres of land, which are contiguous to the city limits and located within the City of San Antonio (City)'s Extraterritorial Jurisdiction (ETJ) in south and east Bexar County. Staff recommends Approval. (Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, 210-207-0268).

Clinton Eliason, Planning Coordinator, gave presentation on proposed annexation and answered Commissioner's questions.

Public Comment

Russell Boldt, 5979 Noyes Road, spoke in opposition.
Randall Boldt, 5645 Noyes Road, spoke in opposition.
Gail Boldt, 5979 Noyes Road, spoke in opposition.

Motion

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

Commissioner Proffitt motioned for **Approval**.

Second: Christopher Garcia

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

Opposed: None

Motion Passed as Approval with vote 9-0.

Approval of Minutes

Item # 20. Consideration and Action on the Minutes from October 13, 2021.

Motion

Vice Chair Peck asked for a motion for 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, Bustamante, Oroian, Peck

Opposed: None

Abstained: Carrillo Haynes

Motion Passed as Approval with vote 8-0.

Adjournment

There being no further business, the meeting was adjourned at 3:015 p.m.

APPROVED:

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director