

City of San Antonio



Minutes

Planning Commission

Development and Business Services

Center

1901 S. Alamo

Wednesday, June 12, 2024

2:00 PM

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.

It is the intent of the City that the presiding officer will be in attendance at this location.

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

Work Session

12:00 PM – Briefing on the Texas A&M-San Antonio Area Regional Center Plan (Planning Department). 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.

2:01 PM – Call to Order

Interpretation Services were present.

Roll Call – Present: Garcia, Dessouky, Lopez, Ouellette, Milam, Oroian, Sipes, Peck, Faulkner (arrived at 2:03 pm)

Absent: Siegel, Proffitt

Chair Peck stated all cases will be considered on the Consent Agenda excluding the following cases:

- Item #10 PA-2022-11600120 – Individual Consideration
- Item #11 PA-2024-11600018 – Individual Consideration
- Item #12 PA-2024-11600038 – Individual Consideration

- Item #14 (Continued from 05/22/2024) A resolution recommending the Texas A&M-San Antonio Area Regional Center Plan to City Council to become a component of the City’s Comprehensive Master Plan. (Rudy Niño, Assistant Director, Planning Department) – Individual Consideration
- Item # 16 Consideration and Approval of May 22nd Planning Commission minutes. – Individual Consideration.

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.

CONSENT HEARING

Plats

Item #1

LAND-PLAT-22-11800295: Request by Theresa Y. Brits, Lonesome Dove Investment Group, LLC, for approval to replat and subdivide a tract of land to establish Lonesome Dove Comm Unit 2 Subdivision, generally located southwest of the intersection of Loop 1604 and US Highway 281 South. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item#2

LAND-PLAT-22-11800597: Request by Jeffrey Diltz, CRP/AR Prose Helotes Owner, L.P. and Siavash Sayyadi, CLS Land Development, LTD., for approval to replat and subdivide a tract of land to establish Prose Helotes Multi-Family Subdivision, generally located southwest of the intersection of Loop 1604 and Bandera Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-22-11800621: Request by Matthew D. Miller, Quiktrip Corporation, for approval to replat and subdivide a tract of land to establish QT 4068 Addition Phase 3 Subdivision, generally located southwest of the intersection of Texas Highway 211 and Potranco Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-22-11800643: Request by Frederick Thomson IV, 9425 S Presa St., LLC, for approval to subdivide a tract of land to establish Love’s – S. Presa St Subdivision, generally located southeast of the intersection of Southton Road and South Presa Street. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-23-11800108: Request by Jose Luis Gonzalez, Investments Robles LLC, for approval to subdivide a tract of land to establish Pleasanton South Subdivision, generally located southwest of the intersection of Pleasanton Road and Southeast Interstate 410 Loop. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-23-11800243: Request by Andres Molina, Kindle Back, LLC., for approval to subdivide a tract of land to establish 314 Mclane Subdivision (IDZ), generally located southeast of the intersection of East Euclid Avenue and McLane Street. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-23-11800433: Request by Josephine Rodriguez, for approval to replat and subdivide a tract of land to establish Rodriguez Glasgow Subdivision, generally located southeast of the intersection of Interstate 37 and Military Drive. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-23-11800447: Request by Fernando De Leon, One Stop Code Consulting, LLC, for approval to replat a tract of land to establish Buchanan Subdivision, generally located northeast of the intersection of West Buchanan Boulevard and Commercial Avenue. Staff recommends Approval. (Amariah Williams, Planner (210)-207-0111, Amariah.Williams@sanantonio.gov, Development Services Department).

Variances

Item #9

REQ-CMRORAEVR-24-44400176: Requested by Jim Vater with Southstar at Verano Investments, LLC. for a variance to remove trees in excess of the 80% significant tree preservation requirement within the floodplain buffer/ESA as stated under the 2010 Tree Preservation Ordinance for Vida San Antonio Phase 1, generally located at the intersection of Zarzamora St. and Mitra Way. Staff recommends approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Plan Amendments

Item # 13

PLAN AMENDMENT CASE PA-2024-11600039 (Council District 3): A request by Killen, Griffin & Farrimond, PLLC, 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 land use classification from "Parks Open Space" to "Community Commercial" on Lot P-1A, NCB 11152, located at 7902 South Flores Street. Staff recommends Approval. (Associated Zoning Case Z-2024-10700114) (Alexa Retana, Zoning Planner, 210-207-5407, Alexa.Retana@sanantonio.gov, Development Services Department).

Other Items

Item # 15

Public Hearing and Consideration of a Resolution adopting the 2024 Complete Streets Policy as a component of the City’s Master Plan, an update to the 2011 Complete Streets Policy. (Suzanna Marshall, Senior Planner, Transportation Department, (210) 207-5415, Suzanna.marshall@sanantonio.gov).

Commissioner Lopez recused from Item #1 and #5 and Commissioner Oroian recused from Item #6 and exited meeting for recusal at 2:02 pm.

Public Comment

Voicemails

Anonymous- Item #8, in support

In-Person

Ismael Herrera-Item #15, in support

Joey Pollock-Item # 15, in support

- Motion:** Commissioner Milam motioned to approve as presented
- Second:** Commissioner Garcia
- In Favor:** Milam, Garcia, Faulkner, Dessouky, Ouellette, Sipes, Peck
- Opposed:** None
- Recused:** Lopez, Oroian

MOTION PASSES

Commissioner Lopez and Commissioner Oroian returned to meeting at 2:09 pm.

INDIVIDUAL CONSIDERATION

Item #10

PLAN AMENDMENT CASE PA-2022-11600120 (Council District 4): A request by Ortiz McKnight, PLLC, representative, 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 “Suburban Tier” to “General Urban Tier” on 34.506 acres out of CB 4296 and CB 4297, located at 15895 South State Highway 16. Staff recommends Denial. (Associated Zoning Case Z-2022-10700029) (Kellye Sanders, Planning Coordinator, 210-207- 2187, kellye.sanders@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, presented item and was available for questions. 82 notices sent; 1 in favor; 0 opposed; No registered NA within 200’.

Daniel Ortiz, representative, spoke on proposed project.

Public Comment

In-Person

John Whitzett, spoke in favor.

- Motion:** Commissioner Milam motioned to approve item as presented
- Second:** Commissioner Faulkner
- In Favor:** Milam, Faulkner, Garcia, Dessouky, Lopez, Ouellette, Oroian, Sipes, Peck
- Opposed:** None

MOTION PASSES

Item #11

PLAN AMENDMENT CASE PA-2024-11600018 (Council District 9): A request by Little Diversified Architectural Consulting, 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 “Suburban Tier” to “Regional Center” on 2,922 square feet out of NCB 16331, located at 18206 Blanco Road. Staff recommends Denial. (Associated Zoning Case Z-2024-10700035 S ERZD) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Samantha Benavidas, Planner, presented item and was available for questions. 12 notices sent; 0 in favor; 0 opposed; No response from the Sonterra Property Owners Association.

Madeline Seech, representative, presented proposed plan.

- Motion:** Commissioner Dessouky motioned to approve all item as presented
- Second:** Commissioner Milam
- In Favor:** Dessouky, Milam, Faulkner, Garcia, Lopez, Ouellette, Oroian, Sipes, Peck
- Opposed:** None

MOTION PASSES

Item #12

PLAN AMENDMENT CASE PA-2024-11600038 (Council District 4): A request by Killen, Griffin & Farrimond, PLLC, 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 “General Urban Tier” to “Mixed Use Center” on 19.68 acres out of CB 4285, generally located in the 10000 block of South Zarzamora Street. Staff recommends Denial. (Associated Zoning Case Z-2024-10700118) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department)

Bronte Frere, Planner, presented item and was available for questions.

Ashley Farrimond, representative, spoke about proposed project.
Seema Karram, San Antonio Housing Trust, spoke about project.

Public Comment

In Person

John Whitsett, spoke in favor.

Motion: Commissioner Faulkner motioned to approve all item as presented

Second: Commissioner Milam

In Favor: Faulkner, Milam, Garcia, Dessouky, Lopez, Ouellette, Oroian, Sipes, Peck

Opposed: None

MOTION PASSES

Item #14

(Continued from 05/22/2024) A resolution recommending the Texas A&M-San Antonio Area Regional Center Plan to City Council to become a component of the City’s Comprehensive Master Plan. (Rudy Niño, Assistant Director, Planning Department)

Rudy Nino, Assistant Director of Planning Department, presented item and was available for questions.

Public Comment

Voicemails

Cecil Castenda, in opposition

Jack Finger, in opposition

Jeff Judson, in opposition

John Kenly, in opposition

Malcom White, in opposition

Mark Cardona, in opposition

Nora Hamilton, in opposition

In-Person

John Whitzett, in opposition

Framin Rajinov, in opposition

Joseph Charles, in opposition

Gretchen Howle, in support

Rebecca Viagran, in support

Mark Bocanegra, in opposition

Santos Jasso, in opposition

Norberto Chavez, in opposition

Daniel Negrila, in opposition

RodrigoBocanegreer-in opposition

Alfred Garcia-in opposition

Motion: Commissioner Oroian motioned to approve all item as presented
Second: Commissioner Lopez
In Favor: Oroian, Lopez, Peck
Opposed: Faulkner, Garcia, Milam, Sipes
Abstained: Dessouky

MOTION FAILS

2nd Motion

Motion: Commissioner Dessouky motioned to reconsider
Second: Commissioner Faulkner
In Favor: Dessouky, Faulkner, Garcia, Milam, Lopez, Ouellette, Oroian, Peck
Opposed: None

MOTION PASSES

3rd Motion

Motion: Commissioner Milam motioned to continue until June 26, 2024
Second: Commissioner Faulkner
In Favor: Milam, Faulkner, Garcia, Dessouky, Lopez, Ouellette, Oroian, Sipes, Peck
Opposed: None

MOTION PASSES

Item #16

Consideration and Approval of the minutes for the May 22nd Planning Commission minutes.

Chair Peck called for a voice vote to approve the minutes

A verbal vote was taken, and all voted in affirmative.

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 4:14 PM.

APPROVED:

George Peck, Chair

ATTEST:

Melissa Ramirez, Secretary