

## City of San Antonio



### Minutes Planning Commission Development and Business Services Center 1901 S. Alamo

**Wednesday, October 25, 2023**

**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 – 1:30 PM: 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 PM – Call to Order**

**Interpretation Services were present.**

**Roll Call – Present:** Proffitt, Dessouky, Faulkner, Garcia, Milam, Siegel, Lopez, Sipes

**Absent:** Garcia

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

Item #5	PA-2022-11800147 – Pulled for recusal purposes
Item #12	PA-2023-11600060 – Individual Consideration
Item #13	PA-2023-11600065 – Postponed
Item #14	PA-2023-11600069 – Individual Consideration
Item #16	PA-2023-11600071 – Individual Consideration
Item #18	October 11, 2023, meeting 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-21-11800531:** Request by Emiliano Guerrero, Forestar (USA) Real Estate Group INC., and Lloyd A. Denton, JR., Terracrest Applewood LP, for approval to subdivide a tract of land to establish Applewood, Units 6 & 7 Subdivision, generally located southwest of the intersection of Loop 1604 and US Highway 90. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #2**

**LAND-PLAT-21-11800632:** Request by Paul Powell, HDC Foster RD, LLC., for approval to subdivide a tract of land to establish Rosillo Ranch Phases 5 and 6 Subdivision, generally located northwest of the intersection of North Foster Road and East Houston Street. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #3**

**LAND-PLAT-22-11800062:** Request by Jose Flores and Cecilia Flores, for approval to replat and subdivide a tract of land to establish 15740 Interstate 35 S Subdivision, generally located southwest of the intersection of Interstate 35 South and Kinney Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #4**

**LAND-PLAT-22-11800141:** Request by Daniel Moore, Black Bear LLC, for approval to subdivide a tract of land to establish Black Bear Diner MPCD Subdivision, generally located southeast of the intersection of State Highway 151 and Ingram Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, 210-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Item #6**

**LAND-PLAT-22-11800193:** Request by Brady Wells, for approval to replat a tract of land to establish Brady Wells VME Subdivision, generally located northwest of the intersection of Smithson Valley Road and Verde Mountain Trail. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Item #7**

**LAND-PLAT-22-11800325:** Request by S. B. David Shrestha, Texas Engineering & Surveying, for approval to replat and subdivide a tract of land to establish Galicia Subdivision, generally located southeast of the intersection of IH 37 South and SE Military Drive. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #8**

**LAND-PLAT-22-11800675:** Request by Alberto and Elizabeth Ramos for approval to replat a tract of land to establish Hollowell Replat Subdivision, generally located southeast of the intersection of Macdona La-Coste and Hollowell Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Item #9**

**LAND-PLAT-22-11800768:** Request by Roland Toscano, East Central ISD, for approval to subdivide a tract of land to establish ECISD Elementary School North Subdivision, generally located southeast of the intersection of Graytown Road and Interstate 10. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

**Item #10**

**LAND-PLAT-23-11800097:** Request by Elaine Bright, Trogon Management Company, LLC, for approval to subdivide a tract of land to establish Viewpoint Ridge – Unit 1 Subdivision, generally located northeast of the intersection of US Interstate 10 and Highway 1604. Staff recommends Approval. (Victoria Rodriguez, Planner, (210)-207-8302, Victoria.Rodriguez@sanantonio.gov, Development Services Department).

**Item #11**

**LAND-PLAT-23-11800195:** Request by Mike Meghani, CDS Muery Engineers, for approval to replat and subdivide a tract of land to establish Woodstone Heights P.U.D., generally located southeast of the intersection of Interstate 10 and Woodstone Drive. Staff recommends Approval. (Victoria Rodriguez, Planner, (210)-207-8302, Victoria.Rodriguez@sanantonio.gov, Development Services Department).

**Comprehensive Master Plan Amendments****Item #15**

**PLAN AMENDMENT CASE PA-2023-11600050 (San Antonio ETJ - Closest to Council District 4):** A request by Ortiz McKnight LLC, representative, for Approval of a Resolution amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Employment/Flex Mixed Use" on ABS 196 P-5B CB 4361, generally located along Potranco Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

**Other Items****Item #17**

Briefing and action, and possible interview, for the appointment of the Alternate Registered Professional Engineer member to the Planning Commission Technical Advisory Committee. (Logan Sparrow, Development Services Administrator, (210) 207-8691, Logan.Sparrow@sanantonio.gov)

**Motion:** Commissioner Peck made to approve all items as presented  
**Second:** Commissioner Milam  
**In Favor:** Peck, Milam, Siegel, Faulkner, Dessouky, Lopez, Sipes, Proffitt  
**Opposed:** None

**MOTION PASSES****INDIVIDUAL CONSIDERATION****Comprehensive Master Plan Amendments****Item #16**

**PLAN AMENDMENT CASE PA-2023-11600071 (Council District 10):** A request by Ana Sarabia, 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 "Medium Density Residential" to "Light Industrial" on Lot P-37B, NCB 15679, located at 13639 Bulverde Road. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z-2023-10700276) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, stated the applicant is requesting a continuance to the November 15<sup>th</sup> meeting.

**No Public Comment**

**Motion:** Commissioner Siegel made a motion to continue to November 15<sup>th</sup>  
**Second:** Commissioner Faulkner  
**In Favor:** Siegel, Faulkner, Peck, Dessouky, Lopez, Milam, Sipes, Proffitt  
**Opposed:** None

**MOTION PASSES****Item #12**

**(Continued from 10/11/2023) PLAN AMENDMENT CASE PA-2023-11600060 (Council District 6):** A request by Bobby Herrera, representative, 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 "Agribusiness Tier" to "Suburban Tier" on 6.73 acres out of NCB 13942, located at 1621 South Callaghan Road. Staff recommends Denial. (Associated Zoning Case Z-2023-10700091 CD) (Adolfo Gonzalez, Zoning Planner, 210-207- 5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Adolfo Gonzalez, Planner, presented item and recommended denial.

Staff stated 56 notices were mailed out to property owners, 3 returned in favor, 0 in opposition. 1 notice returned in favor outside 200'. No registered Neighborhood Association.

Bobby Herrera, representative, presented item and was available for questions.

### **Public Comment**

#### **Voicemail**

Juan Diaz – In favor

Alvaro Diaz – In favor

Arath Herrera – In favor

Linda Chavarria – In favor

**Motion:** Commissioner Siegel made a motion for denial

**Second:** Faulkner

**In Favor:** Siegel, Faulkner, Dessouky, Milam, Sipes

**Opposed:** Peck, Lopez, Proffitt

### **MOTION PASSES FOR DENIAL**

#### **Item #14**

**(Continued from 10/11/2023) PLAN AMENDMENT CASE PA-2023-11600069 (Council District 10):** A request by Rosaura Zapata, applicant, 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 "Low Density Residential" to "Neighborhood Commercial" on Lot 33, Block 7, NCB 12457, located at 2751 Nacogdoches Road. Staff recommends Approval. (Associated Zoning Case Z-2023-10700255) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

Adolfo Gonzalez, Planner, presented item and was available for questions.

Staff stated 24 notices were mailed out to property owners, 0 returned in favor, 1 in opposition. No registered Neighborhood Association.

Rosaura Zapata, applicant, presented item and was available for questions.

### **Public Comment**

#### **In-Person**

Marco Morales – In opposition

**Motion:** Commissioner Lopez made a motion for approval

**Second:** Commissioner Peck

**In Favor:** Lopez, Peck, Siegel, Faulkner, Dessouky, Milam, Sipes, Proffitt

**Opposed:** None

**MOTION PASSES**

**Approval of Minutes**

**Item #18**

Consideration and Approval of October 11, 2023, Planning Commission Minutes.

**Motion:** Commissioner Milam made a motion to approve minutes  
**Second:** Siegel  
**In Favor:** Milam, Siegel, Peck, Faulkner, Dessouky, Lopez, Sipes, Proffitt  
**Opposed:** None

**MOTION PASSES**

**Commissioner Peck stepped out for recusal purposes at 2:50 PM**

**Item #5**

**LAND-PLAT-22-11800147:** Request by Joe Lombardo, Walzem Park MHC, LLC a Texas Limited Liability Company, for approval to subdivide a tract of land to establish Walzem Park MHC Unit 3 Subdivision, generally located northeast of the intersection of Walzem Road and Paradise Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, [Joslyn.Fischer@sanantonio.gov](mailto:Joslyn.Fischer@sanantonio.gov), Development Services Department).

**Motion:** Commissioner Milam made a motion for approval  
**Second:** Siegel  
**In Favor:** Milam, Siegel, Faulkner, Dessouky, Lopez, Sipes, Proffitt  
**Opposed:** None

**MOTION PASSES**

**Commissioner Peck returned to the Planning Commission meeting at 2:51 PM**

**Adjournment.**

There being no further business, the meeting was adjourned at 2:52 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary