

City of San Antonio



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

Wednesday, November 13, 2024

2:00 PM

1901 S. Alamo

The meeting was called to order by Chair Peck at 2:16 PM and roll was called by Jennifer Hyatt, board liaison, noting the following members present:

Roll Call

Present: Garcia, Dessouky, Lopez, Milam, Oroian, Sipes, Siegel, Proffitt, Peck

Absent: Faulkner, Ouellette

Interpretation Services were present.

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

Item #33 – PA-2024-11600064 – Postponed

Item #35 – PA-2024-11600069 – Individual Consideration

Item #36 – PA-2024-11600072 – Individual Consideration

Item #37 – PA-2024-11600076 – Individual Consideration

Item #38 – PA-2024-11600078 – Individual Consideration

Item #40 – PA-2024-11600084 – Individual Consideration

Item #43 – Consideration and Action on the Proposed Amendments to Chapter 35, Unified Development Code, Section 35-342 “TOD” Transit-Oriented Development District, Section 35-510 Buffers, Section 35-515 Lot Layout Regulations, Appendix A Definitions, and City Code Chapter 28-70 Specific Urban Corridor – UC-6, San Pedro Urban Corridor District. – Individual Consideration

Item #44 – An appeal of the Director's decision to deny a request for vested rights, generally located at Kyle Seale Parkway and W Loop 1604 E – Individual Consideration

Item #45 – Consideration and Approval of October 23, 2024, 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-22-11800673: Request by Clay Schlinke, TTM Development LLC., for approval to subdivide a tract of land to establish The Heights at Old Blanco Road PUD Subdivision, generally located northwest of the intersection of Old Blanco Road and Longfield. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-22-11800685: Request by Richard Mott, Lennar Homes of Texas Land and Construction, Ltd., for approval to subdivide a tract of land to establish Valle Sol Unit 3 Subdivision, generally located southwest of the intersection of Interstate Highway 35 South and Sitting Path. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #3,

LAND-PLAT-22-11800695: Request by Richard Mott, Lennar Homes of Texas Land & Construction LTD, for approval to replat and subdivide a tract of land to establish Miro Meadows Unit 2 Subdivision, generally located southeast of the intersection of Foster Road and New Sulphur Springs. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-22-118000706: Request by Lloyd A. Denton JR., 2021 FII Bulverde, LLC, for approval to replat and subdivide a tract of land to establish Bulverde Commercial Subdivision, generally located northwest of the intersection of US Highway 281 and Bulverde Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-22-11800708: Request by Carlos Munoz and Mary Ann Munoz, for approval to subdivide a tract of land to establish Shaenfield Road Commercial Center Subdivision, generally located southeast of the intersection of Steubing Road and Shaenfield Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-22-11800713: Request by Madhavi Beeram, Mitra Prue LP, for approval to replat and subdivide a tract of land to establish Oak Hollow Plat Subdivision, generally located southeast of the intersection of Prue Road and Babcock Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800715: Request by Stephen Lieux, San Antonio, LD, LLC, for approval to subdivide a tract of land to establish Roosevelt Landing Unit 3 Subdivision, generally located northwest of the intersection of Farm to Market Road 1937 and Blue Wing Road. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-22-11800735: Request by Richard Mott, Jen Holdco 24, LLC, for approval to subdivide a tract of land to establish Ladera Hills-Phase III Subdivision, generally located northwest of the intersection of United States Highway 90 and State Highway 211. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-22-11800736: Request by Richard Mott, Jen Holdco 24, LLC, and Chad Nugent, Ladera I, LLC, for approval to subdivide a tract of land to establish Ladera Hills-Phase IV Subdivision, generally located northwest of the intersection of State Highway 211 and Briggs Ranch. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #10

LAND-PLAT-22-11800742: Request by Emiliano Guerrero, Forestar Group Inc., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision, Unit 4C, generally located southwest of the intersection of Mangosta Road and Nyala Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-22-11800743: Request by Emiliano Guerrero, Forestar Group INC, for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision, Unit 5A Subdivision, generally located southeast of the intersection of Interstate Highway 10 and Freudenburg Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #12

LAND-PLAT-22-11800744: Request by Emiliano Guerrero, Forestar Group Inc., for approval to subdivide a tract of land to establish Hunter's Ridge Subdivision, Unit 5B Subdivision, generally located southeast of the intersection of Interstate Highway 10 and Freudenburg Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #13

LAND-PLAT-22-11800764: Request by Scott Teeter, SA Kinder Ranch No.2 LTD, and Barbara Kanute, Kinder West/ Sunday Creek for approval to subdivide a tract of land to establish Kinder West, Unit 7 (Enclave) Subdivision, generally located northwest of the intersection of East Borgfeld Drive and Bulverde Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #14

LAND-PLAT-22-11800780: Request by Richard Mott, Jen Holdco 24, LLC, and Steven S. Benson, AG EHC II (LEN) Multistate 4, LLC, for approval to subdivide a tract of land to establish Millbrook- Unit 5A Subdivision, generally located northwest of the intersection of State Highway 211 and US Highway 90. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #15

LAND-PLAT-22-11800785: Request by David Rittenhouse, PHSA-NW315, LLC, for approval to subdivide a tract of land to establish Kallison Ranch 215 Phase 1 Unit 12C Subdivision, generally located northwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #16

LAND-PLAT-22-11800786: Request by Jim Kenny, Arcadia 75, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 19 Subdivision, generally located northeast of the intersection of West Grosenbacher Road and Arcadia Path. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #17

LAND-PLAT-22-11800787: Request by David Rittenhouse, PHSA-NW315, LLC, for approval to subdivide a tract of land to establish Kallison Ranch 215 Phase 3 Unit 13C Subdivision, generally located northwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #18

LAND-PLAT-22-11800803: Request by Richard Mott, Jen Holdco 24, LLC., for approval to subdivide a tract of land to establish Millbrook-Unit 3B Subdivision, generally located northwest of the intersection of State Highway 211 and Ladera Hills. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #19

LAND-PLAT-23-11800020: Request by Scott Polzin, Forefront Living, for approval to subdivide a tract of land to establish Forefront Living San Antonio Subdivision, generally located northwest of the intersection of La Cantera Parkway and Interstate Highway 10. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #20

LAND-PLAT-23-11800171: Request by Pedro Alanis, San Antonio Housing Trust Public Facility Corporation, for approval to replat and subdivide a tract of land to establish Palladium Crestway Subdivision, generally located northeast of the intersection of Crestway Road and Interstate Highway 35. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #21

LAND-PLAT-23-11800246: Request by Razi Hosseini, City of San Antonio, for approval to replat and subdivide a tract of land to establish District 2 Library Replat Subdivision, generally located southeast of the intersection of US Highway 87 E and Foster Meadows. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #22

LAND-PLAT-23-11800259: Request by Mark L. Martinez, M3 Developments, INC and Rudy Rendon JR, Onsite Development, LLC, for approval to replat and subdivide a tract of land to establish Ericas Estates Enclave Subdivision, generally located southwest of the intersection of West Ansley Boulevard and Garnett Avenue. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #23

LAND-PLAT-23-11800380: Request by Richard Mott, Lennar Homes of Texas Land and Construction LTD., for approval to subdivide a tract of land to establish Espada Tract Unit 12 Subdivision, generally located northeast of the intersection of US Highway 281 and Del Lago Parkway. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #24

LAND-PLAT-23-11800383: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, and E. Edward Barron III, Eddeb Investments, LTD, for approval to subdivide a tract of land to establish Espada Tract Unit 13 Subdivision, generally located northwest of the intersection of southeast Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Amiah Parson, Planner, (210)-207-5014, Amiah.Parson@sanantonio.gov, Development Services Department).

Item #25

LAND-PLAT-23-11800384: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, a Texas Limited Partnership, for approval to subdivide a tract of land to establish Espada Tract Unit 17 Subdivision, generally located southeast of the intersection of Southeast Interstate 410 Loop and Roosevelt Ave. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #26

LAND-PLAT-23-11800445: Request by Terry Daniel Rohm, for approval to subdivide a tract of land to establish Rohm Place Subdivision, generally located southeast of the intersection of Apache Trail and Broad Oak Trail. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #27

LAND-PLAT-23-11800537: Request by D. Scott Dye, authorized agent for Sarina Adeni, for approval to replat a tract of land to establish Sarina Adeni's Chalet II Subdivision, generally located northeast of the intersection of Hollyhock Road and Abe Lincoln Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #28

LAND-PLAT-24-11800004: Request by Eduardo Melendez, for approval to replat and subdivide a tract of land to establish Eduardo Melendez Subdivision, generally located southeast of the intersection of Macdona- La Coste and Kelly Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #29

LAND-PLAT-24-11800202: Request by George Fred Mayfield, Black Sheep's Revenge LLC, for approval to replat and subdivide a tract of land to establish M&M Homestead Subdivision, generally located northeast of the intersection of Stonykirk Road and Abe Lincoln Road. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #30

LAND-PLAT-24-11800212: Request by Christopher Sanders, Tatyana Pustlnik and Sara Sanderson, for approval to replat and subdivide a tract of land to establish Laurelhurst Unit 2, at Laurelcrest Subdivision, generally located southwest of the intersection of Interstate Highway 410 and North New Braunfels Avenue. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #31

LAND-PLAT-24-11800295: Request by Matthew Tawil and Kathleen Perez, for approval to replat and subdivide a tract of land to establish M. Tawil PUD Subdivision, generally located northeast of the intersection of Camp Bullis Road and Interstate Highway 10. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Variances**Item #32**

REQ-CMRORAEVR-24-44400475: Requested by Marshall Preas, PE with Pape-Dawson Engineers for a tree variance to remove tree stand in excess of the 80% preservation requirement within the Environmentally Sensitive Areas and floodplain as stated under the 2023 approved Tree Preservation Ordinance for the SAWS Stonehill Off-site Sewer Extension Phase II. The project is located east of the US Hwy 90 and Jungman intersection starting north of US Hwy 90 and running south for 1.85 miles. Staff recommends Approval. (Charles Johnson, Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments**Item #34**

PLAN AMENDMENT CASE PA-2024-11600052 (San Antonio ETJ - Closest to Council District 8): A request by Killen, Griffin & Farrimond, representative, for Approval of a Resolution amending the Camp Bullis 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 "Low Density Residential" and "Community Commercial" to "Community Commercial" on 5.586 acres out of CB 4710, located at 27413 Interstate 10. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

Item #39

PLAN AMENDMENT CASE PA-2024-11600080 (Council District 5): A request by Delgado Engineering, representative, for Approval of a Resolution amending the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Low Density Mixed Use" on the north 98 feet of Lot 3, the north 98 feet of the west 10 feet of Lot 4, Block 1, NCB 3012, located at 118 West Lubbock Street. Staff recommends Approval. (Associated Zoning Case Z-2024-10700248) (Eradio Gomez, Zoning Planner, 210-207-0197, Eradio.Gomez@sanantonio.gov, Development Services Department)

Item #41

PLAN AMENDMENT CASE PA-2024-11600085 (Council District 5): A request by Christina Alaniz, representative, for Approval of a Resolution amending the Lone Star Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Mixed Use" to "Regional Commercial" on Lot 7, Block 1, NCB 6244 and 1.5334 acres out of NCB 3839, located at 1025 Nogalitos Street and 201 Powell Street. Staff recommends Approval. (Associated Zoning Case Z-2024-10700220) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department)

Other Items**Item #42**

Briefing and action, and possible interviews, for the appointment of an alternate member to the Planning Commission Technical Advisory Committee. (Monique Kormann, Interim Development Services Administrator, (210) 207-5016, Monique.Kormann@sanantonio.gov).

Public Comment

Phillip Manma, spoke in opposition of item #27.

Jess Delz, spoke in opposition of item #27.

Larry Banda, spoke in opposition of item #22.

Voicemail

Linda Cook, spoke in opposition of item # 26.

Motion: Commissioner Proffitt made a motion to approve all items as presented

Second: Commissioner Milam

In Favor: Proffitt, Milam, Garcia, Dessouky, Lopez, Oroian, Sipes, Siegel, Peck

Opposed: None

MOTION PASSES**INDIVIDUAL CONSIDERATION****Item #44**

An appeal of the Director's decision to deny a request for vested rights, generally located at Kyle Seale Parkway and W Loop 1604 E. Staff recommends Denial. (Monique Kormann, Interim Development Services Administrator, (210) 207-5016, Monique.Kormann@sanantonio.gov).

Applicant requested continuance to December 11, 2024 meeting.

Motion: Commissioner Proffitt made a motion to approve the continuance

Second: Commissioner Milam

In Favor: Proffitt, Milam, Garcia, Dessouky, Lopez, Oroian, Sipes, Siegel, Peck

Opposed: None

MOTION PASSES

Item #35

PLAN AMENDMENT CASE PA-2024-11600069 (San Antonio ETJ - Closest to Council District 4): A request by The Kaufman Group, representative, for Approval of a Resolution amending the Lackland 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 "Medium Density Residential" on 15.02 acres out of CB 4338 and CB 4334, located at 2513 Camplight Way. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Clayton Wallace, Planning Coordinator, presented item. Fifty-four notices were sent, 1 came back in favor, 18 opposed. There is no registered Neighborhood Association within 200 feet. Outside 200 feet, 39 notices came back in opposition.

Bill Kaufman, representative, gave presentation on proposed project.

Public Comment

Diana Vigo, spoke in opposition.

Voicemails

Juan Morales, spoke in opposition.

Kyle Law, spoke in opposition.

Thomas Buttrick, spoke in opposition.

Motion: Commissioner Garcia made motion to approve the applicant's request.

Second: Commissioner Proffitt

In Favor: Garcia, Proffitt, Lopez, Milam, Oroian, Sipes, Siegel, Peck

Opposed: Dessouky

MOTION PASSES**Item #36**

PLAN AMENDMENT CASE PA-2024-11600072 (Council District 2): A request by Drew Sandidge, 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 "Community Commercial" to "Regional Commercial" on 0.024 acres out of NCB 12180, located at 2146 Austin Highway. Staff recommends Denial. (Associated Zoning Case Z-2024-10700219 S) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)

Samantha Benavides, Zoning Planner, presented item. There were 10 notices sent, with four returned in favor and zero returned opposed. There is no registered Neighborhood Association withing 200 feet of the property. Staff recommends denial for item.

Drew Sandidge, applicant, went over proposed project.

Motion: Commissioner Siegel made motion to deny applicant's request.
Second: Commissioner Milam
In Favor: Siegel, Milam, Garcia, Lopez, Sipes, Proffitt, Peck
Opposed: Dessouky, Oroian

MOTION CARRIES

2:56 PM – Commissioner Dessouky left the meeting for recusal purposes.

Item #37

PLAN AMENDMENT CASE PA-2024-11600076 (Council District 2): A request by Harun Rashid, PE, RPLS, MHR Engineering, representative, for Approval of a Resolution amending the IH-10 East Perimeter 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 Lots 8-11, Block 1, NCB 16533, located at 9208-9226 Newcombe Drive. Staff recommends Denial. (Associated Zoning Case Z-2024-10700240) (Bronte Frere, Zoning Planner, 210-207-5876, Bronte.Frere@sanantonio.gov, Development Services Department).

Bronte Frere, Zoning Planner, presented item. Thirty notices were sent, zero were returned in favor and one returned opposed. There is no registered Neighborhood Association withing 200 feet of the property, and one notice was received in opposition 200 feet outside the property. Staff recommends denial.

Alfred Gutierrez, applicant, spoke about proposed project.

Motion: Commissioner Proffitt made motion to deny applicant's request.
Second: Commissioner Milam
In Favor: Proffitt, Milam, Garcia, Sipes, Siegel, Peck
Opposed: Lopez, Oroian
Recused: Dessouky

MOTION CARRIES

3:00 PM – Commissioner Dessouky returned to meeting.

Item #38

PLAN AMENDMENT CASE PA-2024-11600078 (Council District 3): A request by Brown & McDonald, 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 "Country Tier" to "Rural Estate Tier" on Lot P-2, CB 5709, located at 19175 Trumbo Road. Staff recommends Denial. (Associated Zoning Case Z-2024-10700250) (Alexa Retana, Zoning Planner, 210-207-8062, Alexa.Retana@sanantonio.gov, Development Services Department).

Alexa Retana, Zoning Planner, presented item. Seventeen notices were sent, one was received back in favor and zero opposed. There is no registered Neighborhood Association within 200 feet of the property. Staff recommends denial.

Carolyn McDonald, representative, gave presentation on proposed project.

Motion: Commissioner Oroian made motion to approve the applicant's request.
Second: Commissioner Siegel
In Favor: Oroian, Siegel, Garcia, Dessouky, Lopez, Milam, Sipes, Proffitt, Peck
Opposed: None

MOTION PASSES

Item #40

PLAN AMENDMENT CASE PA-2024-11600084 (Council District 6): A request by Jesse Zuniga, 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 "General Urban Tier" to "Regional Center" on the north 287 feet of Lot 2, NCB 15363, generally located in the 1600 block of Meadow Way Drive. Staff recommends Denial. (Associated Zoning Case Z-2024-10700261) (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department).

Samantha Benavides, Zoning Planner, presented item. Twenty notices were sent out, two returned in favor, one opposed, and the Lackland Terrace Neighborhood Association is in favor. Outside the 200 feet, two were in favor. Staff recommends denial.

Jesse Zuniga, representative, went over proposed project for property.

Motion: Commissioner Siegel made motion to approve the applicant's request.
Second: Commissioner Oroian
In Favor: Siegel, Oroian, Garcia, Dessouky, Lopez, Milam
Opposed: Sipes, Proffitt, Peck

MOTION PASSES

Approval of Minutes:

Item #45

Consideration and Approval of the October 23, 2024, Planning Commission Minutes

Motion: Commissioner Proffitt made motion to approve as presented
Second: Siegel

Chair Peck called a voice vote, and all were in favor.

MOTION PASSES

3:20 PM – Chair Peck called for ten-minute recess.

3:31 PM – Chair Peck called the meeting back to order.

Item #43

Consideration and Action on the Proposed Amendments to Chapter 35, Unified Development Code, Section 35-342 “TOD” Transit-Oriented Development District, Section 35-510 Buffers, Section 35-515 Lot Layout Regulations, Appendix A Definitions, and City Code Chapter 28-70 Specific Urban Corridor – UC-6, San Pedro Urban Corridor District. (Planning Commission considers the code that defines the process to create maps. The actual boundaries of the maps will not be deliberated. (Catherine Hernandez, Director, Transportation Department; (210) 207-5085, catherine.hernandez@sanantonio.gov)

Catherine Hernandez, Director of Transportation Department, gave presentation on item.

Public Comment

Gemma Kennedy, spoke in opposition.

Leonardo Mar, spoke in support.

Patty Gibbons, spoke in opposition.

Victoria German, spoke in support.

Ray Morales, spoke in opposition.

Ray Cardenas, spoke in opposition.

Drea Garza, spoke in opposition.

Bianca Maldonado, spoke in support.

Tony Garcia, spoke in opposition.

Phillip Manna, spoke in opposition.

Jack Finger, spoke in opposition.

Carrie Adams, spoke in opposition.

Kelly Willis, spoke in opposition.

Thesa Galvan, spoke in opposition.

Hector Valdez, spoke in support,

Tyler Brewer, spoke in support.

Voicemails

Anabelle Lopez, spoke in opposition.

Ann Jennis, spoke in support.

Ann Van Pelt, spoke in support.

Anna Liesman, spoke in support.

Anne Englert, spoke in opposition.

Barbara Towell, spoke in support.

Carie Sinken, spoke in support.

Carol Teague, spoke in support.

Cecilia Osherow, spoke in opposition.

Charles Clemmons, spoke in support.

Cheeta Vlata Mayor, spoke in opposition.

Cheryl Brooks, spoke in support.

Cheryl Dozier, spoke in support.
Colton Beneath Hall, spoke in support.
Crystal Vasquez, spoke in opposition.
Cynthia Walker, spoke in opposition.
David Smith, spoke in support.
Denise Homer, spoke in opposition.
Dennis Oliver, spoke in support.
Diatric Moreno, spoke in support.
Edward Abusovich, spoke in support.
Emilie Hutchenson, spoke in support.
Ernesto Salinas, spoke in opposition.
Grace Gonzalez, spoke in support.
Hector Valdez, spoke in support.
Hernando Flores, spoke in opposition.
Isabell Galavan, spoke in opposition.
Jan Matykiewicz, spoke in support.
Janice Flets, spoke in support.
Jannetter Rico, spoke in opposition.
Jason Vasquez, spoke in support.
Jay Howell, spoke in support.
Jazmine Ivera, spoke in opposition.
Jean Brady, spoke in support.
Jen Von Duckheim, spoke in support.
Jazmine Ivera, spoke in opposition.
Jeremy Yon, spoke in opposition.
Jill Tolbert, spoke in support.
Joelle Cockroft, spoke in opposition.
John Dawski, spoke in support.
John Sanford, spoke in support.
Joseph Pawlik, spoke in support.
Joseph Todd, spoke in support.
Judith Warren, spoke in support.
Julie Bryan, spoke in support.
Kay Behrens, spoke in support.
Kim Musinger, spoke in support.
Laura Baucum, spoke in support.
Laura Flores, spoke in support.
Lawrence Powell, spoke in support.
Leanne Morgan, spoke in support.
Leticia Panchet, spoke in opposition.
Lorena Flores, spoke in opposition.
Lorisa O'Connors, spoke in support.
Lucie Frost, spoke in support.
Lucy Talley, spoke in opposition.
Lucy Wilson, spoke in support.
Luie Gradledge, spoke in support.

Lupa Masketi, spoke in opposition.
Mark Reynosa, spoke in opposition.
Mary Catherine Hayes, spoke in support.
Michael Goos, spoke in support.
Monica Savino, spoke in support.
Ms. De Leon, spoke in opposition.
Naomie Salis, spoke in opposition.
Nicholas Hugon, spoke in support.
Paul Cana, spoke in opposition.
Paul Henzell, spoke in support.
Paula Goos, spoke in support.
Peter Hugill, spoke in support.
Peter Lund, spoke in opposition.
Phyliss McNair, spoke in support.
Rachel Roberts, spoke in opposition.
Rafael Hickman, spoke in support.
Randy Omen, spoke in opposition.
Rebecca Simmons, spoke in support.
Rick Wilson, spoke in support.
Robert Esterl, spoke in support.
Roena Flores, spoke in opposition.
Rolken Flores, spoke in opposition.
Rose Courchesne, spoke in support.
Roseanne White, spoke in support.
Ross Laughead, spoke in support.
Sarah Lake, spoke in support.
Sarah Quirk, spoke in support.
Scott Schendel, spoke in support.
Sharon Garcia, spoke in support.
Shawn Orton, spoke in opposition.
Sonny Crintos, spoke in opposition.
Steve Ursti, spoke in support.
Steven Parker, spoke in support.
Susan Nichol, spoke in support.
Susan Yvanovich, spoke in support.
Ted Guerra, spoke in support.
Teresa Pena, spoke in opposition.
Thomas Archer, spoke in support.
Tiffany Hartnett, spoke in support.
Tiffany Murgo, spoke in support.
Tom Karam, spoke in support.
Toni Van Buren, spoke in support.
Trent Ingram, spoke in support.
Trevor Hernandez, spoke in support.
Valerie Cortez, spoke in support.
Veronica Medina, spoke in opposition.

William Dennis, spoke in favor.

William Ely, spoke in support.

Ms. Yamini, spoke in support.

Zainaa Ironbyrd, spoke in opposition.

5:49 PM – Chair Peck called a ten-minute recess.

5:50 PM – Commissioner Proffitt left the meeting.

6:09 PM – Chair Peck called the meeting back to order.

6:40 PM – Commissioner Lopez left the meeting.

Motion: Commissioner Oroian made motion to add Parking Garages (commercial or non-commercial) as permitted use in the MX and HI districts.

Commissioner Siegel, “Would you consider amending your motion to include and approve recommendations to amend “TOD” zoning district as presented by staff, as well as approval of the following amendments:

1. To prohibit the use of TOD for single family residential lots within the CRAG area
2. Require traffic circulation study for schools, both public and private, as well as charter schools
3. The staff proposed amendments for Rules and Interpretation, Permitted Uses, and Development Standards.”

Commissioner Oroian, “Yes.”

Second: Commissioner Siegel

In Favor: Oroian, Siegel, Garcia, Dessouky, Milam, Sipes, Peck

Opposed: None

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 7:05 PM.

APPROVED

George Peck, Chair

ATTEST:

Logan Sparrow, Secretary