

City of San Antonio



MINUTES

Planning Commission

Development and Business Services

Center

1901 South Alamo

Friday, March 1, 2024

9:00 AM

1901 South Alamo

****Planning Commission Technical Advisory Committee****

Livestream: www.sanantonio.gov/DSD/Boards/MeetingVideos Telephone Access: 210 206 5483

The Planning Commission Technical Advisory Committee (PCTAC) is a subcommittee that advises the Planning Commission on matters as requested by the Commission. Members of the PCTAC are appointed by the Planning Commission.

9:00 AM – Call to Order

Roll Call

Present: George Peck, Bryan Lopez, Robert Sipes, Kimberly Bragman, Maria Cruz, Colleen Waguespack, Armando Niebla, Ryan Plagens, Matthew Matney, Robert Hanley, Luke Robinson, Christopher Fullerton, Erik Estrada, Jody Sherrill, Bianca Maldonado

Absent: Anamari Milam, Samer Dessoukly, Marco Barros, Allison Cohen, Paul Basaldua, Ashley Farrimond, Michael Moore, Cara Tackett, Michael Taylor, Ken Brown, Dominic Dominguez, Daniel Lazarine, Angelica Docog, Phillip Manna, Brittany Dale, Alex Ramirez, Jesse Vasquez, Richard Wilson

City Staff: Melissa Ramirez, Monique Kormann, Valerie Huerta- Rodriguez, Emily Reyes, Matthew Morton, Rachel Parish, Isaac Levy, Catherine Hernandez

Public Comment: Several citizens to speak.

New Business

Item #1

Nomination and elections for Chair and Vice Chair.

Nomination for Chair.

Committee Member Hanley nominated Committee Member George Peck and was seconded by Committee Member Maldonado.

There was no other nomination.

All voted in affirmative.

Nomination for Vice Chair.

Committee Member Peck nominated Committee Member Robert Hanley and was seconded by Committee Member Maldonado.

There was no other nomination.

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

Old Business

Item #3

Approval of minutes for August 8, 2022 meeting.

A motion was made by Committee Member Hanley and seconded by Committee Member Plagens for approval.

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

Committee Member Peck recused and left boardroom at 9:12 am

New Business

Item #2

MAJOR THOROUGHFARE PLAN AMENDMENT: Consideration of a request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Beck Road, a Secondary Arterial Type A requiring 86' feet of right-of-way, between approximately 0.9 miles south of existing New Sulphur Springs Road and existing Burshard Road. Staff recommends approval. (Isaac Levy, Senior Transportation Planner, (210) 207-5456, Isaac.levy@sanantonio.gov, Transportation Department)

Isaac Levy, Senior Transportation Planner, presented the request to amend the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by realigning a proposed segment of Beck Road, a Secondary Arterial Type A requiring 86' feet of right-of-way. The nearest existing major roads are Burshard Road, New Sulphur Springs Road and Foster Road. The applicant initiated this amendment due to current Beck Road alignment bisecting his property. Staff recommends approval of the applicant's request for the proposed realignment.

James McKnight, representative, stated his client owns and operates a portfolio of energy storage projects. They work with Electric Reliability Council of Texas to discharge power when needed. They help meet demand times and balance the need of the grid. He stated CPS Energy is seeking to add capacity due to aging infrastructure issues and diversify generation mix. The platting process of 37.34 acres began in April 2023. There is flood plain area to the east of the site and a 235' overhead easement that goes through the site. The previous Beck Road MTP that was amendment in 2021 also the extension of Beck Road major thoroughfare that comes through the site. The major thoroughfare plan is to have connections to make roads move smoothly. Moving the road to the east maintains the intent of Beck Road and Burshard Road and New Sulphur Springs will still maintain connection. This proposal will maintain intended connection to future Beck Road, increase developable area and allow for proposed regional project. This would have minimal impact to other owners.

Isaac Levy, Senior Transportation Planner, stated factors regarding this amendment is that it is in the ETJ, Extraterritorial Jurisdiction. The proposed Beck Road realignment is adjacent with the FEMA Designated Floodplain and does not cross through the floodplain. Bexar County does not have plans to extend Beck Road from its current southern terminus at New Sulphur Springs Road. TxDot, Texas Department of Transportation does not have plans to connect to Beck Road. Also, San Antonio River Authority and other reviewing agencies are not in objection to the proposed amendment. Their timeline is as follows, first public meetings, February 26, 2024, to follow with PCTAC, March 1, 2024, Planning Commission March 27, 2024, with a City Council on April 4, 2024.

Public Comment

In Person

David Kramer, spoke in opposition. He expressed concerns with proposed alignment bisecting his cattle ranch operation.

Melissa Miller, Senior Vice President, Eolian Energy, stated in 2021 they purchased 37 acres, David Long's property. In 2020, they responded to CPS RFP in 2020 and in 2022 they were selected for the 50 megawatts of development. Once selected, they contacted surrounding property owners, Mr. Kramer and Mr. Pogue to further discuss and address any concerns. In further discussion with Mr Pogue, he offered to sell his property and close in October of 2023. Mr. Kramer did not express interest in selling nor were they proposing that option. They have continued to work with Mr. Kramer to address his cattle concerns and reach a consensus. She further stated they are and will continue to work with Mr. Kramer throughout this process.

James McKnight, representative, stated there is a right-a-way dedication in the initial plat and upon further discussions with Bexar County and City staff they have submitted an AEVR, Administrative Exception Variance Request for a rough proportionality.

Rachel Parrish, Development Services Engineer, stated the proposed request will not change the land use. They will have to comply with all codes and ordinances.

MOTION

A motion was made by Committee Member Niebla and seconded by Committee Member Bragman to approve staff's recommendation of approval of the applicant's request for the proposed realignment.

ADJOURNMENT.

There being no further business the meeting was adjourned at 10:32 am.

APPROVED

George Peck, Chairman

ATTEST:

Monique Kormann, Executive Secretary