

City of San Antonio



Planning Commission Minutes

Development and Business Services

Center

1901 South Alamo

Wednesday, March 23, 2022

2:00 P.M.

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.

Matthew Proffitt, Chair

Julia Carrillo Haynes, Vice Chair

George Peck Pro-Tem

Bryan Lopez | Meredith Siegel | Britney Schindler | Michael Garcia Jr.

| Samer Dessouky | Camis Milam

Ex-Officio Members

John Bustamante, Chair Zoning Commission | Donald Oroian, Chair Board of Adjustment

| John Courage, Councilmember | Erik Walsh, City Manager |

Work Session

1:30-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

- Roll Call

- Present: Dessouky, Garcia, Milam, Schindler, Lopez, Oroian, Courage, Carrillo Haynes, Proffitt

- Absent: Peck, Seigel

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.

Combined Items

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

Plats

- Item # 1 **20-11800193:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Copper Canyon-Unit 9 Subdivision, generally located southeast of the intersection of US Highway 281 and FM 1863. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

- Item # 2 **20-11800244:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Whisper Falls Unit 3B Subdivision, generally located southeast of the intersection of U.S. Highway 90 and Masterson Road. Staff recommends Approval. (Josh Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

- Item #3 **21-11800076:** Request by Paul Powell, HDC Foster RD, LLC and Nancy Belinsky, City of San Antonio (SAWS), for approval to subdivide a tract of land to establish Rosillo Ranch Phase 4 Subdivision, generally located southwest of the intersection of IH-10 and Foster Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

- Item #4 **21-11800271:** Request by Taylor Dreiss, Pecan Springs Development Company, LLC, and Tom Dreiss, Toutant Ranch, LTD., for approval to subdivide a tract of land to establish Pecan Springs Unit 3, PUD Subdivision, generally located northwest of the intersection of Anaqua Springs and Toutant Beauregard Road. Staff recommends Approval. (Joshua Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

- Item # 5 **21-11800280:** Request by Brian Otto, Meritage Homes and Agustin Villareal, Terra Buona LLC, for approval to subdivide a tract of land to establish Remington Ranch, Unit 4 Subdivision, generally located northeast of the intersection of US Highway 90 and Grosenbacher Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

- Item # 6 **21-11800492:** Request by Lloyd A Denton, Jr., Shavano/LDR No. 4 Commercial Partnership, LTD, for approval to replat and subdivide a tract of land to establish Shavano Retail Center Lot 5 Replat Subdivision, generally located southeast of the intersection of De Zavala Road and Indian Woods. Staff recommends Approval. (Josh Orton, Senior Planner, (210) 207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)

Plan Amendments

- Item # 8 PLAN AMENDMENT CASE PA-2022-11600012 (Council District 5): A request by Zamarripa Funeral Homes Inc, applicant, for Approval of a Resolution amending the Guadalupe Westside 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 "High Density Mixed Use" on Lots 12-14, the south 70 feet of Lot 15 and the west 15 feet of the south 70 feet of Lot 16, the south 7 feet of the north 87 feet of Lot 15, the east 7.5 feet of north 80 feet of Lot 15, the west 15 feet of the north 87 feet of Lot 16 and the west 22.5 feet of the north 80 feet of Lot 15, Lot 17 and the east 1/2 of Lot 16, and Lot 24A, Lot 26A, Lot 27A, and Lot 28A, Block B, NCB 2436, located at 1602, 1606, 1612, 1614 El Paso Street and 214, 216, 217, 218, 220, 222 Elvira Street. Staff recommends Approval. (Associated Zoning Case Z-2022-10700025) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)
- Item # 9 PLAN AMENDMENT CASE PA-2022-11600014 (Council District 2): A request by Cynthia Canales, property owner, for Approval of a Resolution amending the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Community Commercial" on Lot 14-17, Block 1, NCB 16533, located at 9249 IH-10 East. Staff recommends Approval. (Associated Zoning Case Z-2021-10700037CD) (Corin Hooper, Senior Planner, (210) 207-7232, Development Services Department)
- Item # 10 PLAN AMENDMENT CASE PA-2022-11600016 (Council District 3): A request by Southton OZ, LLC, 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 "Agribusiness RIMSE Tier" to "General Urban Tier" on Lot 1, Block 3, NCB 16624, located at 14050 Southton Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700051) (Despina Matzakos, Planner, (210) 207-5407, Despina.matzakos@sanantonio.gov, Development Services Department)
- Item # 11 PLAN AMENDMENT CASE PA-2022-11600020 (ETJ, Closest to Council District 3): A request to change the Heritage South Sector Plan land use classification from "Rural Estate Tier" to "Suburban Tier" on Lot 1, Block 1, CB 4167A, generally located west of the intersection of Campbellton Road and South Loop 1604. (Associated Zoning Case Z2022-10700020) Staff recommends Approval. (Joshua Jaeschke, Senior Planner, Planning Department, Joshua.Jaeschke@sanantonio.gov, (210)207-0255)

Other Items

- Item # 12 S.P. 2280 – Resolution recommending the closure, vacation, and abandonment of an unimproved portion of Palmetto Street Public Right-of-Way within New City Block 1320 in Council District 2, as requested by Ward Christopher Hooter III for a fee of \$34,921.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)
- Item # 13 A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to later be named the Sapphire Grove Special Improvement District, generally located south of New Sulphur Springs Road and east of Gardner Road in the extraterritorial jurisdiction of the City of San Antonio, and associated Development Agreement between the City of San Antonio and the landowners, Guillermo and Emilce Reynoso, and the developer, Lennar Homes of Texas Land and Construction. [Clint Eliason, AICP, Planning Coordinator, Planning Department, (210)207-0268, clinton.eliason@sanantonio.gov.]
- Item # 14 Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 40.00 acre property generally located east of the intersection of Campbellton Road and South Loop 1604, which is contiguous to the city limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southeast Bexar County, as requested by the property owners, Juan A. Martinez and Maria Cruz Martinez. Staff recommends Approval. (Joshua Jaeschke, Senior Planner, Planning Department, Joshua.Jaeschke@sanantonio.gov , (210)207-0255)
- Item # 15 A public hearing and resolution recommending the City of San Antonio's consent to the creation by Bexar County of a Public Improvement District (PID) to later be named the Grace Gardens Special Improvement District, generally located southeast of the intersection of Hildebrandt Road and South WW White Road in the extraterritorial jurisdiction of the City of San Antonio, and associated Development Agreement between the City of San Antonio and the landowners, SA Kosta Browne, Ltd. [Joyce Palmer, Senior Planner, Planning Department, (210)207-5405, Joyce.Palmer@sanantonio.gov.]

Public Comment**Voice Mail**

Isabel Sanchez, 1710 Vera Cruz, spoke in favor of item # 8.

Motion

Chair Proffitt asked for a motion as the items presented.

Commissioner Garcia motioned for **Approval**.

Second: Commissioner Carrillo Haynes

In Favor: Garcia, Dessouky, Lopez, Schindler, Milam, Oroian, Courage, Carrillo Haynes, Proffitt

Opposed: None

Motion Passed as Approval with vote of 9-0.

Individual Items

Item # 7 PLAN AMENDMENT CASE PA-2021-11600069 (Council District 4): A request by King Fish Development LLC, 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 "Natural Tier" and "Country Tier" to "Suburban Tier" on 64.490 acres out of CB 4202 and CB 4201, located at 16735 South State Highway 16. Staff recommendation Pending. (Associated Zoning Case Z-2021-10700208) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

Applicant requested a continuance until April 13, 2022.

Motion

Chari Proffitt asked for a motion as the item presented.

Commissioner Oroian made a motion for **Continuance**.

Second: Commissioner Milam

In Favor: Garcia, Dessouky, Lopez, Schindler, Milam, Oroian, Courage, Carrillo Haynes, Proffitt

Opposed: None

Motion Passed as Continuance with vote of 9-0.

Approval of Minutes

Item # 16 Consideration and Approval of the March 9, 2022, Planning Commission Minutes.

Motion

Chair Proffitt asked for a motion for item as presented.

Commissioner Courage motioned for **Approval**.

Second: Commissioner Schindler

In Favor: Garcia, Dessouky, Lopez, Schindler, Milam, Oroian, Courage, Carrillo
Haynes

Abstained: Proffitt

Opposed: None

Motion Passed as Approval with vote of 8-0.

Adjournment

There being no further business, the meeting was adjourned at 2:05 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary