

City of San Antonio



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

June 8, 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

12:00 PM

Briefing on 2021 UDC amendments.

2:00 P.M. - Call to Order

- **Roll Call**

- **Present: Garcia, Siegel, Schindler, Milam, Oroian, Peck, Carrillo Haynes, Proffitt**

- **Absent: Dessouky, Lopez, Bustamante, Courage**

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 **20-11800224:** Request by Natalie Griffith, Hand-Up Homes, LLC. and Habitat for Humanity of San Antonio, INC., for approval to replat & subdivide a tract of land to establish Rancho Carlota Unit 3 Subdivision, generally located southwest of the intersection of Verano Parkway and Watson Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

- Item #2 **20-11800315:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Copper Canyon Unit 11 Subdivision, generally located northeast of the intersection of US Highway 281 and East Borgfeld Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, 210-207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

- Item #3 **21-11800477:** Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish BRE Phase 5 Unit 1 Subdivision, generally located northeast of the intersection of State Highway 211 and US Highway 90. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

- Item # 4 **21-11800481:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., J.L. Guerra Jr., Obichi IV, LLC, John Cork, CW-Briggs, LLC, and Caesar Cavaricci, Major Magic Holdings, L.P.; for approval to subdivide a tract of land to establish BRE Phase 5 Collector Phase 1 Subdivision, generally located northeast of the intersection of U.S. Highway 90 and Texas State Highway 211. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

- Item # 5 **21-11800611:** Request by Ramiro Valdez III, Ramstin Homes, LLC, for approval to replat and subdivide a tract of land to establish Horal Cove (P.U.D.) Subdivision, generally located northwest of the intersection of Loop 410 and Marbach Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

Variances

- Item # 6 **TPV 21-152:** Requested by Scott Weaver of Weaver Design Studio for a variance to remove trees in excess of the 80% preservation of significant tree preservation within the Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance. Staff supports the variance request.

Other Items

- Item # 10 A resolution recommending the NE I-35 and Loop 410 Area Regional Center Plan to City Council to become a component of the City's Comprehensive Master Plan. (Bridgett White, Director, Planning Department)

Motion

Chair Proffitt asked for a motion for the items as presented.

Commissioner Peck motioned for **Approval**.

Second: Commissioner Milam

In Favor: Garcia, Siegel, Schindler, Milam, Oroian, Peck, Carrillo Haynes, Proffitt

Opposed: None

Motion Passed as Approval with vote of 8-0.

- Item # 9 **PLAN AMENDMENT CASE PA-2022-11600043** (Council District 10): A request by Killen, Griffin & Farrimond, PLLC, 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” and “Natural Tier” to "Suburban Tier" on Lot P-9A, NCB 17790, located at 16950 Judson Road. Staff recommends Approval. (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Public Comments

Jennifer Oates, 5419 Vista Run, spoke in opposition.

Antonio Casas, 5459 Mountain Vista, spoke in opposition.

Emily Weissler, representative of Killen, Griffin & Farrimond, requested a continuance to June 22, 2022.

Motion

Chair Proffitt asked for a motion items as presented.

Commissioner Peck motioned for **Continuance**.

Second: Commissioner Schindler

In Favor: Garcia, Siegel, Schindler, Milam, Oroian, Peck, Carrillo Haynes, Proffitt

Opposed: None

Motion Passed as Continuance with vote of 8-0.

Individual Items

Item # 8 **PLAN AMENDMENT CASE PA-2022-11600042 (Council District 5):** A request by Jessica Falcon, 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 "Mixed Use" on 0.4793 acres out of NCB 8250, located at 126 Northwest 36th Street. Staff recommends Denial. (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department)

Public Comments

Richard Garcia, 166 Tesla, spoke in opposition.

Agapita Jaromillo, 4607 Elizabeth, spoke in opposition.

Terry Kilmer, 655 Maria Elena, spoke in opposition.

Representative, Jessika Falcon, 887 Falcon Park, spoke about proposed project of putting 20 units on property.

Owner, Robert Setura, 14122 Churchill Estates, spoke about merits of project.

Commissioners asked questions to staff and applicants about project. It was concluded that a continuance to June 22, 2022 for applicant to speak with the neighborhood association would be best course of action.

Motion

Chair Proffitt asked for a motion for items as presented.

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

Second: Commissioner Carrillo Haynes

In Favor: Garcia, Siegel, Schindler, Milam, Oroian, Peck, Carrillo Haynes, Proffitt

Opposed: None

Motion Passed as Continuance with vote of 8-0.

Approval of Minutes

Item # 11 Consideration and Approval of the May 25, 2022, Planning Commission Minutes.

Motion

A voice vote was taken to approve the May 25, 2022, Minutes and all the commissioners voted in the affirmative except Milam, who abstained.

Motion Passes for Approval with a vote of 8-0.

Adjournment

There being no further business, the meeting was adjourned at 2:30 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary

