

City of San Antonio



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

Wednesday, January 25, 2023

2:00 AM

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.

1:30 PM Work Session: 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

SeproTec translator were present.

**Roll Call – Present: Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Peck, Proffitt
Absent: Oroian**

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

Item #9	PA-2022-11600119 – Individual Consideration
Item #10	PA-2022-11600121 – Individual Consideration
Item #11	PA-2022-11600122 – Individual Consideration
Item #12	PA-2022-11600123 – 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.

COMBINED HEARING

Plats

Item #1

21-11800046: Request by Fred Ghavidel, Ovaro Investments, L.L.C., for approval to subdivide a tract of land to establish Comanche Ridge, Unit 4 Subdivision, generally located southwest of the intersection of Loop 1604 and Nacogdoches. Staff Recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #2

21-11800054: Request by Matt Merritt (agent), San Antonio Housing Facility Corporation, for approval to subdivide a tract of land to establish Caracol Creek Apartments Subdivision, generally located southeast of the intersection of Potranco Road and Loop 1604. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #3

21-11800377: Request by Bruce Petersen, USRE Company LLC, and Bobby Perez, SASP Management, LLC for approval to subdivide a tract of land to establish Project Black, generally located northwest of the intersection of Via Mercado and Via La Cantera. Staff Recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Item #4

21-11800387: Request by Michael M. Fulton II, FDG Sonoma, LLC, for approval to subdivide a tract of land to establish Sonoma Multifamily, generally located northeast of the intersection of Farm-to-Market Road 1560 and Sonoma Parkway. Staff Recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Item #5

21-11800440: Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 11 Subdivision, generally located southwest of the intersection of Loop 1604 and Potranco Road. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item #6

22-11800049: Request by Lloyd A. Denton, Jr., SA Highland Estates, Inc., for approval to subdivide a tract of land to establish Highland Estates Unit 3 (Enclave) Subdivision, generally located southeast of the intersection of East Borgfeld Drive and Blanco Road. Staff Recommends Approval. (Nicole Salinas, Planning Coordinator, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #7

22-11800124: Request by Philip J. Pfeiffer Jr., SWC Culebra/Talley GP, LLC., for approval to replat a tract of land to establish SWC Culebra/Talley Retail, generally located southwest of the intersection of Culebra Road and Talley Road. Staff Recommends Approval. (Tiffany M. Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #8

22-11800253: Request by Brian Colton, Red Berry RK Land, LLC, for approval to replat a tract of land to establish Red Berry RK Land Subdivision, generally located northeast of the intersection of Interstate 10 East and East Commerce Street. Staff Recommends Approval. (Isaac Levy, Senior Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments**Item #13**

PLAN AMENDMENT CASE PA-2023-11600001 (ETJ – Closest to Council District 8): A request to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from “Low Density Residential” to "Employment / Flex Mixed-use" on Lot 7, Block 1, CB 4704A, located at 25239 Boerne Stage Road. Staff recommends Approval. (Nicole Salinas, Planning Coordinator, (210) 207-8264, Nicole.salinas@sanantonio.gov, Development Services Department)

Motion:	Commissioner Peck to approve items as presented
Second:	Commissioner Milam
In Favor:	Unanimous
Opposed:	None

MOTION PASSES

INDIVIDUAL CONSIDERATION**Item #9**

(Continued from 1/11/2023) PLAN AMENDMENT CASE PA-2022-11600119 (Council District 8): A request by Patrick Christensen, 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 “Rural Estate Tier” to “Suburban Tier” on 3.14 acres out of NCB 34670 and NCB 34725, generally located in the 6500 Block of Camp Bullis Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700338) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

26 notices sent; 0 in favor, 1 opposed; No response from Friends of San Antonio Natural Areas, and Crownridge of Texas HOA is in favor with conditions; Outside 200’: 1 in opposition.

Ann Benavidez, Planner, presented item and recommended approval.

Patrick Christensen, representative for the owner, gave presentation on proposed project.

Motion:	Commissioner Peck to approve items as presented
Second:	Commissioner Siegel
In Favor:	Unanimous
Opposed:	None

MOTION PASSES**Item #10**

PLAN AMENDMENT CASE PA-2022-11600121 (Council District 3): A request by Brown & Ortiz, PC, representative, for Approval of a Resolution amending the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Community Commercial” to “Mixed Use” on 31.252 acres out of NCB 11177, located at 3730 Roosevelt Avenue. Staff recommends Denial. (Associated Zoning Case Z-2022-10700345) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

36 notices mailed; 1 in favor, 0 opposed; No response from Harlandale-Mccollum Neighborhood Association.

Ann Benavidez, Planner, presented and recommended denial.

James McKnight, representative for Brown & Ortiz, gave presentation on proposed project.

Public Comment

Ron Mullins, Jr., 7715 Mission Road, spoke in opposition.

Motion: Commissioner Peck to approve items at presented.
Second: Commissioner Schindler
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #11

PLAN AMENDMENT CASE PA-2022-11600122 (Council District 3): A request by Brown & Ortiz, PC, representative, for Approval of a Resolution amending the Stinson Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Mixed Use” and “Low Density Residential” to "Mixed Use" on 1.27 acres out of NCB 11156, generally located at the 5000 block of Roosevelt Avenue. Staff recommends Approval. (Associated Zoning Case Z-2022-10700346 CD) (Camryn Blackmon, Zoning Planner, (210) 207-0197, Camryn.Blackmon@sanantonio.gov, Development Services Department)

31 notices were sent out, 1 in favor, 1 opposed, Loma Mesa Residential Community is opposed, no response from Villa Coronado Neighborhood Association.

Camryn Blackmon, Planner, presented item and recommends approval.

Lindsay Young, representative for Brown & Ortiz, gave presentation on proposed project.

Public Comment

Ed Fife, 9338 Monsanto, spoke in opposition.

Voicemails:

Olga Martinez, 1522 San Rafael Street, president of Villa Coronado Neighborhood Association, spoke in opposition.

Motion: Commissioner Peck to approve item as presented
Second: Commissioner Schindler
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #12

PLAN AMENDMENT CASE PA-2022-11600123 (Council District 3): A request by Killen, Griffin, and Farrimond, PLLC, representative, for Approval of a Resolution amending the Brooks Area Regional Center Plan, a component of the comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Mixed Use" on 4.607 acres out of NCB 10935, located at 4251 Clark Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z-2022-10700348) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Elizabeth Steward, Planner, presented item and recommends denial with and alternative recommendation.

Delany Dewitt, representative for Killen, Griffin & Fairmont gave presentation on proposed project and accepted the alternative recommendation suggested by the city.

Public Comment

Audie Smith, 4127 Clark, spoke in opposition.

Motion:	Commissioner Siegel to approve item with alternative recommendation.
Second:	Commissioner Milam
In Favor:	Unanimous
Opposed:	None

MOTION PASSES**Minutes****Item #21**

Consideration and approval of January 11, 2023 Planning Commission Minutes.

Motion:	Commissioner Peck to approve item as presented
In Favor:	Garcia, Siegel, Schindler, Milam, Peck, Proffitt
Opposed:	None
Abstained:	Dessouky, Lopez

MOTION PASSES**Adjournment.**

There being no further business, the meeting was adjourned at 2:57 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary