

City of San Antonio



Minutes

Planning Commission

Development and Business Services

Center

1901 S. Alamo

Wednesday, March 8, 2023

2:00 PM

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.

Work Session – 1:00 PM: A briefing by the Planning Department on a Development Agreement for a Solar Farm Project. Briefing and discussion by the Planning Department regarding the Boerne Stage Road Public Improvement District (PID) Request. Development Services 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.

2:04 PM – Call to Order

SeproTec translator were present.

Roll Call – Present: Garcia, Dessouky, Lopez, Schindler, Milam, Sipes, Siegel, Peck

Absent: Proffitt, Faulkner

Commissioner Oroian attempted to attend via WebEx, but due to technical difficulties, the call was unsuccessful.

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

Item #4 PA-2023-11600006 – Postponed
Item #5 PA-2023-11600008 – Individual Consideration
Item #6 PA-2023-11600010 – 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

21-11800043: Request by Leslie Ostrander, Continental Homes of Texas, L.P. for approval to replat and subdivide a tract of land to establish Brook Stone Creek-Unit 1C, generally located southwest of the intersection of East Evans Road and Hanging Oak. Staff recommends Approval. (Tiffany Turner, Planner, 210-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #2

21-11800174: Request by Emiliano Guerrero, Forestar (USA) Real Estate Group Inc., for approval to plat a tract of land to establish Stolte Ranch Unit 6 Subdivision, generally located at the north west of the intersection of Talley Road and Elm Forrest. Staff recommends Approval. (Joslyn Fischer, Planner, 210-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #3

22-11100041: Request by SSV MHC, LLC for approval of a Manufactured Housing Park to establish Sulphur Springs PUD, generally located Northeast of the intersection of Loop 410 and New Sulphur Springs. Staff recommends Approval. (Elizabeth Neff, Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department)

Variances

Item #7

TPV 23-122: Requested by Travis Elseth, P.E., with KFW Engineers for a variance to remove trees in excess of the 80% significant tree preservation requirement within the Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance for Crescent Hills Subdivision Units 2 & 3, generally located at the intersection of Old Pearsall Rd and Crescent Cove. Staff recommends approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, Herminio.griego@sanantonio.gov, Development Services).
Comprehensive Master Plan Amendments

Item #8

TPV 23-124: Requested by Sean McFarland, P.E., with Cude Engineers for a variance to remove trees in excess of the 100% heritage tree preservation requirement within both the 100-year Floodplain and Environmentally Sensitive Areas, and to remove tree canopy in excess of the 80% minimum preservation requirement within Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance for Tres Laurel, generally located approximately 4300 feet north of W. Montgomery Rd and Freedom Way Intersection. Staff recommends approval. (Eric Rodriguez, Senior Plans Examiner, (210)-207-8265, eric.rodriguez3@sanantonio.gov, Development Services Department).

Item #9

TPV 23-131: Requested by Mr. Ricky Wilson., with HDR for a variance to remove trees in excess of the 80% Tree Stand and 100% heritage tree preservation requirements within both the 100-year Floodplain and Environmentally Sensitive Areas as stated under the 2015 Tree Preservation Ordinance for Del Rio Subdivision MP 225.85 to MP 228.78 Bexar Siding Rail , generally located adjacent to the Union Pacific Rail Road (UPRR) mainline track near the intersection of Loop 1604 and Macdona Lacoste Road. Staff recommends approval. (Charles Johnson Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Item #10

TPV 23-135: Requested by Clayton Linney, P.E., with KFW Engineers for a variance to remove trees in excess of the 80% significant tree preservation requirement within both the 100-year Floodplain and Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance for Woodlake Subdivision, generally located south of the intersection of Firestone Parkway and Hidden Hills North. Staff recommends approval. (Herminio Griego, Assistant City Arborist, (210)-207-6042, Herminio.griego@sanantonio.gov, Development Services).

Item #11

TPV 23-138: Requested by Travis Elseth, P.E., with KFW Engineers and Surveying for a variance to remove trees in excess of the 80% and 100% significant and heritage respective tree preservation requirements within both the 100-year Floodplain and Environmentally Sensitive Areas as stated under the 2015 Tree Preservation Ordinance for Sapphire Grove Phase 1A Master Tree Preservation Plan Phases 1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3A, 3B , generally located east of New Sulfur Springs Road and Gardner Road. Staff recommends approval. (Charles Johnson Senior Plans Examiner, (210)-207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Item #12

TPV 23-139: Requested by Mr. Dane Wright., with Pape-Dawson Engineers, Inc. for a variance to remove trees in excess of the 80% Tree Stand and 100% heritage tree preservation requirements within both the 100-year Floodplain and Environmentally Sensitive Areas as stated under the 2015 Tree Preservation Ordinance for Sulphur Springs Offsite Sewer , generally located near the intersection of Interstate Highway-410 and New Sulphur spring Road. Staff recommends approval. (Charles Johnson Senior Plans Examiner, (210)-207-0170, Charles.johnson2@sanantonio.gov, Development Services Department).

Other Items**Item #13**

S.P. 2403 – Resolution recommending the closure, vacation and abandonment of an unimproved portion of Elvira Street Public Right-of-Way within New City Block 2436 in Council District 5, as requested by San Antonio Alternative Housing Corporation, with the consideration fee of \$15,475.00 being waived by Neighborhood Housing Services Department for meeting the affordability guidelines of the COSA Fee Waiver Program. (David Salazar, (210) 207-0068, David.Salazar@sanantonio.gov, Public Works Department).

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

MOTION PASSES**Individual Consideration****Comprehensive Master Plan Amendments****Item #5**

PLAN AMENDMENT CASE PA-2023-11600008 (Council District 1): A request by Killen, Griffin, and Farrimond, PLLC, representative, for Approval of a Resolution amending the North Central Neighborhoods Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential” to “Medium Density Residential” on Lots 11-13, Block 7, NCB 2800, located at 122 Annie Street. Staff recommends Approval.(Associated Zoning Case Z-2023-10700032) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Kellye Sander, Planning Coordinator, presented item. She stated that applicant is requesting a continuance until March 22, 2013.

Emily Weisner, representative, requested continuance so they can meet with Mountain Vista Terrace Neighborhood Association to discuss proposed project.

Motion: Commissioner Milam for continuance as requested
Second: Commissioner Schindler
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #6

PLAN AMENDMENT CASE PA-2023-11600010 (Council District 3): A request by Patrick Christensen, PC, 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 "Rural Estate Tier" and "Suburban Tier" to "Agribusiness/RIMSE Tier" on 4.131 acres out of CB 4167A, located at 3800 South Loop 1604. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z-2023-10700035) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Elizabeth Steward, Planner, presented item. There were 25 notices mailed; 1 in favor, 0 opposed within 200 feet, and there is no registered neighborhood association. Staff recommends denial with alternate recommendation.

Patrick Christensen, representative, requested amendment to his request with staff's recommendation. Proposed project is for a Tractor Supply.

Public Comment

Kelly McCarthy, 3739 Prairie Pond, had questions for representative regarding the traffic around the Tractor Supply in the neighborhood, as well as the proximity it would be to the houses nearby, and the firewall.

Rebuttal

Patrick Christensen, representative, stated he would meet with residents before zoning meeting to go over site plan and answer any questions they have.

Motion: Commissioner Garcia for approval with amendment to request
Second: Commissioner Siegel
In Favor: Unanimous
Opposed: None

MOTION PASSES

Minutes

Item # 14 Consideration and Approval of Planning Commission Minutes for the February 22, 2023 meeting.

Motion: Commissioner Siegel for approval
Second: Commissioner Schindler
In Favor: Unanimous
Opposed: None

MOTION PASSES**Postponed/Withdrawn****Item # 4**

PLAN AMENDMENT CASE PA-2023-11600006 (Council District 3): A request by Ernest S. Ramirez, 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 "Agriculture" to "Urban Mixed Use" on 10.588 acres out of NCB 10881, located at 8000 Southeast Loop 410. (Associated Zoning Case Z-2023-10700023) (Adolfo Gonzalez, Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Director's Report

Kristi Flores, Planning Manager, advised there is an open spot on the Board of Commission.

Adjournment.

There being no further business, the meeting was adjourned at 2:20 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary