

City of San Antonio



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

Wednesday, July 12, 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: Briefing on the Draft Growth Management Policy. 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.

2:03 PM – Call to Order

SeproTec translator were present.

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

Absent: Faulkner, Oroian

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

Item #12	PA-2022-11600120
Item #13	PA-2023-11600022
Item #14	PA-2023-11600030
Item #16	PA-2023-11600032
Item #17	PA-2023-11600033
Item #18	PA-2023-11600035
Item #19	PA-2023-11600036
Item #24	An Appeal of the Director's Decision

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

LAND-PLAT-21-11800356: Request by Rajeev Puri, Dominion Howell West LLC, for approval to subdivide a tract of land to establish Howell at the Dominion Phase 1 (PUD) Subdivision, generally located northwest of the intersection of Tejas Trail West and Brenthurst Lane. Staff recommends approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-21-11800414: Request by Robert Aguilar, Loan Ranger Capital Investments Reit, LLC, for approval to subdivide a tract of land to establish Loan Ranger Capital (IDZ), generally located northeast of the intersection of Interstate 10 and South Walters Street. Staff recommends approval. (Nicole Salinas, Principal Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-21-11800550: Request by Benjamin R. Scott, HEB, LP, for approval to replat and subdivide a tract of land to establish SA 32 Bandera Subdivision, generally located northeast of the intersection of Loop 1604 and Bandera Road. Staff recommends approval. (Suzanna Marshall, Planner, (210) 207-7898, Suzanna.Marshall@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-21-11800576: Request by Gordon V. Hartman, Talley Extension Revitalization Initiative, LLC., for approval to replat and subdivide a tract of land to establish Morgan Heights Phase 2A Subdivision, generally located northwest of the intersection of Tamaron Pass and Talley Road. Staff recommends approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-22-11800002: Request by Jim Vater, Southstar at Verano Investment LLC, for approval to replat a tract of land to establish Vida Phase 1 Townhomes MPCD Subdivision, generally located southeast of the intersection of South Loop 410 and South Zarzamora Street. Staff recommends approval. (Joslyn Fischer, Planner, (210) 207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-22-11800372: Request by Tony Rendon, A. Rendon Construction Company Incorporated, for approval to subdivide a tract of land to establish Harry Thompson Subdivision, Phase 2A Subdivision, generally located northwest of the intersection of Tamaron Pass and Talley Road. Staff recommends approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800411: Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Torian Village, Unit 3 Subdivision, generally located southwest of the intersection of State Highway 151 and West Military Drive. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-23-11800017: Request by Mark E. & Melissa Perez Williams, for approval to replat and subdivide a tract of land to establish Mark Williams Subdivision, generally located southwest of the intersection of South W.W. White Road and Jo Marie Drive. Staff recommends approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-23-11800198: Request by John True, Bexar County ESD #1, for approval to subdivide a tract of land to establish Gulf Shore Boulevard Subdivision, generally located southeast of the intersection of Walzem Road and Congressional Boulevard. Staff recommends approval. (Suzanna Marshall, Planner, (210) 207-7898, Suzanna.Marshall@sanantonio.gov, Development Services Department).

Variances**Item #10**

REQ-CMRORAEVR-23-44400056: Requested by Jon Robinson, P.L.A., with Horizon Design and Development, Inc. for a Variance Request to mitigate for removal of 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 in place under the 2010 Tree Preservation Ordinance for OAKMONT LOOP 410, generally located at 542 SE Loop 410. Staff recommends approval. (Jacob Sanchez, Assistant City Arborist, (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services).

Item #11

REQ-CMRORAEVR-23-44400188: Requested by Jon Robinson with Horizon Design for a variance to remove trees in excess of the 80% small species significant and 100% heritage tree preservation requirement within the 100-year Floodplain as stated under the 2010 Tree Preservation Ordinance for Stolte Ranch, generally located south of the intersection of Elm Forest and Talley Rd. Staff recommends approval. (Herminio Griego, Assistant City Arborist, (210) 207-6042, herminio.griego@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments**Item #15**

PLAN AMENDMENT CASE PA-2023-11600031 (Council District 5): A request by David Young, representative, for Approval of a Resolution amending the Kelly/South San PUEBLO Community 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 the south 50 feet of Lot 47, NCB 11304, located at 1831 Quintana Road. Staff recommends approval. (Associated Zoning Case Z-2023-10700128), (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, Adolfo.gonzalez.2015@gmail.com, Development Services Department).

Item #20

PLAN AMENDMENT CASE PA-2023-11600037 (Council District 2): A request by Ortiz McKnight, PLLC, representative, for approval of a Resolution amending the IH10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Living” and “Parks/Open Space” to “Industrial” on 4.5 acres out of NCB 18226 and CB 5083, located at 11222 Interstate Highway 10 East. Staff recommends approval. (Associated Zoning Case Z-2023-10700144), (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Item #21

PLAN AMENDMENT CASE PA-2023-11600038 (Council District 3): A request by The Kaufman Group, 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 “Natural Tier” to “Country Tier” on 108.64 acres out of CB 4180, located at 7983 Neal Road. Staff recommends approval. (Associated Zoning Case Z-2023-10700148), (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department).

Item #22

PLAN AMENDMENT CASE PA-2023-11600039 (Council District 10): A request by Octavio Viramontes, representative, for approval of a Resolution amending the San Antonio International Airport Vicinity Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Neighborhood Commercial” to “Community Commercial” on Lot 10, Block 5, NCB 17762, generally located in the 4600 block of North Stahl Park. Staff recommends approval. (Associated Zoning Case Z-2023-10700138 CD), (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department).

Item #23

PLAN AMENDMENT CASE PA-2023-11600041 (ETJ – Closest to Council District 2): A request by Killen, Griffin, and Farrimond, PLLC, representative, for approval of a Resolution amending the IH-10 East Corridor Perimeter Plan land use classification from “Urban Living” to “Community Commercial” on 35.668 acres out of CB 5088, generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East. Staff recommends approval. (Associated Zoning Case Z-2023-10700157), (Joyce Palmer, Senior Planner, (210) 207-5405, Joyce.Palmer@sanantonio.gov, Planning Department).

Other Items**Item #25**

Public hearing and consideration of a resolution recommending the approval of a proposed annexation of a 16.371-acre property generally located at the southeast corner of the intersection of Weichold Road and Interstate 10 East, which is contiguous to the city limits of San Antonio and located within the City of San Antonio’s Extraterritorial Jurisdiction (ETJ) in east Bexar County, as requested by the property owner, BryCap Farm Properties LLC, and related Service Agreement. Staff recommends approval. (Joyce Palmer, Senior Planner, (210) 207-5405, Joyce.Palmer@sanantonio.gov, Planning Department).

Item #26

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 Stone Garden Special Improvement District, generally located northeast of Old Corpus Christi Road and Richter Road, in the extraterritorial jurisdiction of the City of San Antonio, and associated Development Agreement between the City of San Antonio and the landowners, Davis McCrary Property Trust & Lennar Homes of Texas Land and Construction, Ltd. Staff recommends approval. (Joyce Palmer, Senior Planner, Planning Department, (210)207-5405, Joyce.Palmer@sanantonio.gov.).

Motion: Councilman Peck to approve all items as presented

Second: Commissioner Siegel

In Favor: Unanimous

Opposed: None

MOTION PASSES

INDIVIDUAL CONSIDERATION**Item #12**

PLAN AMENDMENT CASE PA-2022-11600120 (Council District 4) – (Continued from 06/14/2023) A request by Brown and McDonald PLLC, 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 “Suburban Tier” to “General Urban Tier” on 34.506 acres out of CB 4296, located at 15895 South State Highway 16. Staff recommends denial. (Associated Zoning Case Z-2022-10700029), (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, presented item and stated the applicant is requesting a continuance until September 13, 2023.

Staff stated 82 notices were mailed to property owners, 1 returned in favor, with 2 notices received in favor outside the 200’ foot radius, 0 returned in opposition and no registered Neighborhood Association.

No Public Comment

Motion: Councilman Courage recommended a continuance until September 13, 2023
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #13**

PLAN AMENDMENT CASE PA-2023-11600022 (Council District 3): A request by Alvin Peters, representative, for approval of a Resolution amending the SA Tomorrow Southeast Community Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Low Density Residential” to “Medium Density Residential” on Lot 57E, Block 7, NCB 7524 and Lot 6 and 7, Block 5, NCB 7526, located at 327 Chickering Avenue. Staff recommends denial. (Associated Zoning Case Z-2023-10700078), (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, presented item and stated the applicant is requesting a continuance until August 9, 2023.

Staff stated 33 notices were mailed to property owners, 3 returned in favor, with 1 notice received in favor outside the 200’ foot radius, 3 returned in opposition and no response from Pasadena Heights Neighborhood Association.

Public Comment

Voicemails

Edward Fears, Pasadena Heights Neighborhood Association, spoke in favor.

Motion: Councilman Courage recommended a continuance until August 9, 2023
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #22

Chelsea Edwards, spoke in opposition to Plan Amendment Case PA-2023-11600039.

Item #14

PLAN AMENDMENT CASE PA-2023-11600030 (Council District 4): A request by Brown & McDonald, PLLC, representative, for approval of a Resolution amending the SA Tomorrow Port San Antonio 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 “Regional Commercial” on 8.901 acres out of NCB 15248, generally located in the 6500 block of Old Pearsall Road. Staff recommends denial with an Alternate Recommendation. (Associated Zoning Case Z-2023-10700132), (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, presented item and stated the applicant is requesting a continuance until August 9, 2023.

Staff stated 37 notices were mailed to property owners, 1 returned in favor, 2 returned in opposition and no registered Neighborhood Association.

No Public Comment

Motion: Commissioner Peck recommended a continuance until August 9, 2023
Second: Councilman Courage
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #19

PLAN AMENDMENT CASE PA-2023-11600036 (Council District 10): 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 “Suburban Tier” to “Agribusiness Tier” on 6.572 acres out of NCB 16587, located at 7102 North Loop 1604 East. Staff recommends denial with an Alternate Recommendation. (Associated Zoning Case Z-2023-10700142 S), (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Camryn Blackmon, Zoning Planner, presented item and recommended denial with alternate recommendation of Regional Center

Staff stated 19 notices were mailed to property owners, 0 returned in favor, 0 returned in opposition and no registered Neighborhood Association.

Patrick Christensen, representative, stated he is agreeable to staff alternate recommendation and would like to amend his request to Regional Center.

No Public Comment

Motion: Commissioner Peck to approve amended request to Regional Center
Second: Councilman Courage
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #16**

PLAN AMENDMENT CASE PA-2023-11600032 (Council District 3): A request by Roland Arsate, representative, for approval of a Resolution amending the South-Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential” to “Mixed Use” on Lots 316 and 317, NCB 8728, located at 239 McCauley Boulevard. Staff recommends denial. (Associated Zoning Case Z-2023-10700134), (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Adolfo Gonzalez, Zoning Planner, presented item and recommended denial.

Staff stated 32 notices were mailed to property owners, 8 returned in favor with 2 notices received in favor outside the 200’ foot radius, 1 returned in opposition and Harlandale-McCollum Neighborhood Association is in support.

Roland Arsate, representative, stated the purpose of this request is to develop 6 one story 2-bedroom 1 bath apartments with no off-street parking to alleviate traffic congestion in the street. He stated there is currently an abandoned dilapidated house that homeless have been living in which would be demolish. He has been in contact with the surrounding neighbors and neighborhood association who have expressed their support. He has also been in contact with Councilwoman Viagran who has not endorse them however they are closely monitoring this project. He feels this development would enhance the neighborhood and improve the quality of life in neighborhood as a whole.

No Public Comment

Motion: Councilman Courage recommended support staff's recommendation of denial
Councilman Courage rescinded his motion to recommend a continuance until August 23, 2023
Second: Commissioner Siegel
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #17

PLAN AMENDMENT CASE PA-2023-11600033 (Council District 3): A request by Leticia Martinez Perez, representative, for approval of a Resolution amending the South-Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Mixed Use" on Lot 33, Block 5, NCB 3061, located at 1010 Steves Avenue. Staff recommends denial. (Associated Zoning Case Z-2023-10700135), (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Elizabeth Steward, Zoning Planner, presented item and recommended denial.

Staff stated 26 notices were mailed to property owners, 0 returned in favor, 1 returned in opposition and no response from Roosevelt Park Neighborhood Association.

Public Comment

Voicemail

Francisco Macias, spoke in opposition.

In Person

Augustin Ortiz, spoke in opposition.

Leticia Martinez-Perez, applicant, stated the purpose of this request is to allow for a contractor's facility specifically glass, window repair. There are no employees working on the property. Employees come and pick up material and go to job site. She stated she has been in contact with her surrounding neighbors who have expressed some concerns however she feels those concerns have been addressed.

Motion: Councilman Courage to support staff's recommendation of denial
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #18

PLAN AMENDMENT CASE PA-2023-11600035 (Council District 10): A request by Mila Blanton, representative, for approval of a Resolution amending the San Antonio International Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Light Industrial" on Lot P72A, NCB 15837, located at 4156 Stahl Road. Staff recommends denial. (Associated Zoning Case Z-2023-10700139), (Elizabeth Steward, Zoning Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Elizabeth Steward, Zoning Planner, presented item and recommended denial.

Staff stated 14 notices were mailed to property owners, 0 returned in favor, 1 returned in opposition and no response from Northern Hills Neighborhood Association.

Mila Blanton, representative, stated this request for change in land use is to allow for a landscaping company on the subject property. Her client has attempted to sell the property as residential however due to the surrounding commercial business has not been successful. She stated he has a potential buyer that would like to operate a landscaping business which is the purpose of this request. She has been surrounding neighbors who have received some support.

No Public Comment

Motion: Commissioner Peck to support staff's recommendation of denial
Second: Commissioner Schindler
In Favor: Unanimous
Opposed: None

MOTION PASSES

Chair Proffitt called for a recess at 3:05 pm

Commission reconvened at 3:16 pm

Other Items

24. An appeal of the Director's decision to deny a request for vested rights, generally located at the northeast intersection of Canyon Golf and Stone Oak Parkway. Staff recommends denial. (Logan Sparrow, Policy Administrator, (210) 207-8691, Logan.Sparrow@sanantonio.gov)

Logan Sparrow, Policy Administrator, presented item and briefed commission on vested rights process.

Commissioner Siegel left meeting at 3:59 pm

James Griffin, representative, stated they submitted their 2023 RD application to staff requesting the re-acknowledgement of statutory rights as of June 5, 1985, for a commercial/office project on the entire 11.089-acre property. However, in the decision letter provided on May 11, 2023, staff acknowledged statutory rights as of June 5, 1985, for 6 acres of commercial/office development and rights as of June 23, 2006, the acceptance date of POADP No. 48-A, for commercial/office development on the remaining 5.089 acres. He stated they disagree with staff's determination that statutory rights do not exist for a commercial/office project as of June 5, 1985, for the entire 11.089-acre property.

Motion: Councilman Courage to support staff's recommendation of denial
Second: Commissioner Sipes
In Favor: Garcia, Sipes, Councilman Courage, Proffitt
Opposed: Peck, Dessouky, Lopez, Schindler, Milam

MOTION FAILS

Motion: Commissioner Peck to recommend approval of applicant's appeal
Second: Commissioner Milam
In Favor: Peck, Dessouky, Lopez, Schindler, Milam, Proffitt
Opposed: Garcia, Sipes, Councilman Courage

MOTION PASSES**Minutes****Item #27**

Consideration and Approval of minutes from the June 28, 2023, Planning Commission Minutes.

Favor: Peck, Garcia, Dessouky, Lopez, Schindler, Sipes, Councilman Courage
Abstain: Proffitt, Milam

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 4:43 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary