

City of San Antonio



Minutes

Planning Commission

Development and Business Services

Center

1901 S. Alamo

Wednesday, July 26, 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 Stone Garden Public Improvement (PID) Expansion (Planning Department) and 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: Proffitt, Peck, Siegel, Faulkner, Garcia, Dessouky, Schindler, Milam, Oroian
Absent: Lopez

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

Item #12	PA-2023-11600043 – Request for Continuance
Item #13	PA-2023-11600044 - Individual Consideration
Item #15	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

LAND-PLAT-21-11800323: Request by Patrick Carrigan-Smith, SA Copper Ridge LTD, for approval to subdivide a tract of land to establish Copper Ridge Subdivision Unit 2 Subdivision, generally located northwest of the intersection of Red Forest Lane & Red Hill Lane. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-21-11800389: Request by David McGowen, MI Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Agave Subdivision Unit 1B, generally located southwest of the intersection of Hildebrandt Road and South WW White Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-21-11800390: Request by David McGowen, MI Homes of San Antonio, LLC, for approval to subdivide a tract of land to establish Agave Subdivision Unit 1A, generally located southwest of the intersection of Hildebrandt Road and South WW White Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-21-11800397: Request by Sean Miller, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Westlakes Unit 11 Subdivision, generally located southwest of the intersection of US Highway 90 & West Loop 1604 S. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-21-11800398: Request by Sean Miller, Pulte Homes of Texas L.P., for approval to subdivide a tract of land to establish Westlakes Unit 12 Subdivision, generally located southwest of the intersection of US Highway 90 & West Loop 1604 South. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-21-11800515: Request by Gordon V. Hartman, Tally Extension Revitalization Initiative, LLC, for approval to subdivide a tract of land to establish Morgan Meadows Unit 3C Subdivision, generally located southwest of the intersection of Old Farm to Market 471 and Talley Road. Staff recommends Approval. (Joslyn Fischer, Planner, 210-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800129: Request by Paul Powell, HDC Westlakes LLC, for approval to subdivide a tract of land to establish Westlakes Unit 13 Subdivision, generally located southwest of the intersection of US Highway 90 & West Loop 1604 South. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-22-11800130: Request by Paul Powell, HDC Westlakes LLC, for approval to subdivide a tract of land to establish Westlakes Unit 14 Subdivision, generally located southwest of the intersection of US Highway 90 & West Loop 1604 South. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210)-207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-22-11800558: Request by Philip J. Pfeiffer Jr., Potranco Reid Ranch South Retail, LTD., for approval to replat a tract of land to establish SEC Potranco – Reid Ranch Subdivision, generally located southeast of the intersection of Potranco Road and Talley Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Variances**Item #10**

TPV 22-035 - (Revised): Requested by Alejandro Gutierrez, with G Core Construction for a Variance Request to mitigate for removal of trees in excess of the 80% significant tree preservation requirement within Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance in place under the 2010 Tree Preservation Ordinance for the Gutierrez Residence single-family residential development, generally located at 18 Bishops Green. Staff recommends approval. (Jacob Sanchez, Assistant City Arborist, (210)-207-0161, jacob.sanchez@sanantonio.gov, Development Services).

Comprehensive Master Plan Amendments**Item #11**

PLAN AMENDMENT CASE PA-2023-11600042 (Council District 10): A request by Gustavo Gonzalez, 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 "Neighborhood Commercial" to "High Density Residential" on 1.359 acres out of NCB 17196, located at 4400 Stahl Road. Staff recommends Approval. (Associated Zoning Case Z-2023-10700164) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Item #14

PLAN AMENDMENT CASE PA-2023-11600048 (Council Districts 8, 7, 1): A request by the City of San Antonio Planning Department for approval of a resolution recommending an amendment to the Medical Center Area Regional Center Plan, a component of the City's Comprehensive Master Plan, to include the Denman Neighborhood Profile and Priorities. Staff recommends Approval. (Rudy Niño, Jr., Interim Director, (210) 207-8389, rudy.nino@sanantonio.gov, Planning Department)

Public Comment:

Victoria Vaughn, 3934 Pleasure Cove, in favor of item #14.

Voicemail:

Katherine and Lawrence Mann, 8000 Delta Nora, in favor of item #14.

Monica Fairchild, 8000 Donore Place, in favor of item #14.

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

MOTION PASSES**Individual Items****Item #12**

PLAN AMENDMENT CASE PA-2023-11600043 (Council District 3): A request by Jacob Collier, 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 "Agribusiness/RIMSE Tier" to "Suburban Tier" on 5.00 acres out of CB 4005, located at 14520 Pleasanton Road. Staff recommends Denial. (Associated Zoning Case Z-2023-10700166) (Adolfo Gonzalez, Zoning Planner, 210-207-5407, adolfo.gonzalez@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, presented item. Nine notices were sent out with zero returned in favor or opposed and there is no registered Neighborhood Association. The applicant is requesting a continuance until the August 9th Planning Commission meeting.

Motion: Commissioner Oroian to approve continuance
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #13

PLAN AMENDMENT CASE PA-2023-11600044 (Council District 10): A request by Brown and McDonald 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 “Natural Tier” and “Suburban Tier” to “Specialized Center” and “General Urban Tier” on 105.311 acres out of NCB 16587, generally located in the 7000 block of North Loop 1604 East. Staff recommends Denial, with an Alternate Recommendation. (Associated Zoning Case Z-2023-10700168) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Public Comment

Thomas Peterson, 6950 Raintree Path, spoke in opposition.

Elizabeth Steward, Planner, presented item. 86 notices sent out, 0 in favor, 0 opposed, no registered Neighborhood Association. Staff recommends denial with an alternate recommendation of changing plan Amendment to “General Urban Tier” only.

Carolyn McDonald, representative for Brown and McDonald PLLC, accepted recommendation to “General Urban Tier” in their request for the Plan Amendment.

Motion: Commissioner Peck to approve with alternate recommendation
Second: Commissioner Siegel
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item # 15

A public hearing and consideration of a resolution recommending the Annexation and Growth Management Policy to City Council to become a component of the City’s Comprehensive Master Plan. (Rudy Niño, Jr., Interim Director, (210) 207-8389, rudy.nino@sanantonio.gov, Planning Department)

Rudy Nino, Interim Director, gave presentation on item recommending the Annexation and Growth Management Policy.

Commissioner Peck made referral to change wording on page 30, 1D, and on page 33, 6B. Rudy Nino accepted change of language.

Motion: Commissioner Peck to approve with alternate language
Second: Commissioner Siegel
In Favor: Unanimous
Opposed: None

MOTION PASSES

Minutes

Item #16

Consideration and Approval of Planning Commission Minutes for the July 12, 2023 meeting.

Chair Peck called for a voice vote on the minutes for the July 12, 2023 minutes.

In Favor: Proffitt, Peck, Siegel, Garcia, Dessouky, Schindler, Milam
Abstain: Faulkner, Oroian
Opposed: None

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 2:24 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary