

## City of San Antonio



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

**August 9, 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 - 1:30 PM – 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.**

**2:01 PM – Call to Order**

**SeaproTec translator were present.**

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

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

Item #19	PA-2023-11600051 – Postponed
Item #20	PA-2023-11600022 – Individual Consideration
Item #21	PA-2023-11600030 – Continuance
Item #23	PA-2023-11600046 – 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-21-11800394:** Request by Lloyd A Denton Jr, Roosevelt Development, LTD and Jason Townsley, KB Home Lone Star INC., for approval to replat and subdivide a tract of land to establish Walker Subdivision, generally located northwest of the intersection of Southeast Loop 410 and Highway 281. Staff recommends approval. (Nicole Salinas, Principal Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #2**

**LAND-PLAT-21-11800439:** Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 15 Subdivision, generally located southwest of the intersection of Potranco Road and Grosebacher Road. Staff recommends approval. (Elizabeth Neff, Senior Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #3**

**LAND-PLAT-21-11800441:** Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 9A-2 Subdivision, generally located northeast of the intersection of Caldwell Ranch Road and West Grosebacher Road. Staff recommends approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #4**

**LAND-PLAT-21-11800465:** Request by Gordon Hartman, Talley Extension Revitalization Initiative, LLC, for approval to subdivide a tract of land to establish Talley Rd Extension Subdivision, generally located southwest of the intersection of Talley Road and Old FM 471 West. Staff recommends approval. (Elizabeth Neff, Senior Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

**Item #5**

**LAND-PLAT-21-11800513:** Request by I & I Star Texas Child LLC, for approval to subdivide a tract of land to establish Pinnacle Research Park, generally located southeast of Potranco Road and Blue Larkspur. Staff recommends approval. (Victoria Rodriguez, Planner, (210) 207-8302, Victoria.Rodriguez@sanantonio.gov, Development Services Department.)

**Item #6**

**LAND-PLAT-21-11800636:** Request by Doak D. Brown, Artesia at Medina Valley LLC, for approval to subdivide a tract of land to establish Brownstone Masterson Subdivision, generally located south of the intersection of Highway 90 and Masterson Road. Staff recommends approval. (Nicole Salinas, Principal Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #7**

**LAND-PLAT-22-11800031:** Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC., for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 12, generally located southwest of the intersection of Potranco Road and Grosenbacher Road. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #8**

**LAND-PLAT-22-11800032:** Request by Mehrdad Moayedi, CTMGT Rancho Del Lago, LLC, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 13 Subdivision, generally located southeast of the intersection of Potranco Road and Arcadia Path. Staff recommends approval. (Nicole Salinas, Principal Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #9**

**LAND-PLAT-22-11800067:** Request by Trey Marsh, Jen Tex 23, LLC., for approval to subdivide a tract of land to establish Sutton Farms Subdivision, Unit 3, generally located northeast of the intersection of Loop 410 and Sinclair Road. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #10**

**LAND-PLAT-22-11800111:** Request by Rajeev Puri, 1604 Lookout MGP, LLC, for approval to replat and subdivide a tract of land to establish Creekside at Lookout Commercial II subdivision, generally located northeast of the intersection of North Loop 1604 East and Lookout Road. Staff recommends approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #11**

**LAND-PLAT-22-11800356:** Request by Guillermo Aguayo, Agora Assets, LC., for approval to subdivide a tract of land to establish Dominion Heights, Phase 2, generally located southwest of the intersection of Brenthurst Lane and Dominion Drive. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #12**

**LAND-PLAT-22-11800437:** Request by Tim Handren, Santikos Roadrunner LLC, for approval to subdivide a tract of land to establish Roadrunner Creek Retail Subdivision, generally located southwest of the intersection of UTEX Boulevard and UTSA Boulevard. Staff recommends approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

**Item #13**

**LAND-PLAT-22-11800636:** Request by Natalie Griffith, Habitat For Humanity of San Antonio, Inc., for approval to subdivide a tract of land to establish Rancho Carlota Unit 5 Subdivision, generally located southeast of the intersection of Somerset Road and Watson Road. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #14**

**LAND-PLAT-23-11800001:** Request by John Jeffers, Crighton Development Co., for approval to replat and subdivide a tract of land to establish Pecan Springs Ranch Unit 3, generally located southwest of the intersection of Toutant Beauregard Road and Pecan Bluff. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

**Item #15**

**LAND-PLAT-23-11800120:** Request by Peter Greenblum, 202 Yellowstone LLC, for approval to replat and subdivide a tract of land to establish Yellowstone- I IDZ Subdivision, generally located northwest of the intersection of Interstate 10 and Interstate 37. Staff recommends approval. (Victoria Rodriguez, Planner, (210) 207-8302, Victoria.Rodriguez@sanantonio.gov, Development Services Department).

**Item #16**

**LAND-PLAT-23-11800160:** Request by Victor Ramirez, for approval to replat a tract of land to establish Lackland Ramirez Subdivision, generally located northeast of the intersection of Loop 410 and Old Persall Road. Staff recommends approval. (Stephanie Leef, Planner, (210) 207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

**Item # 17**

**LAND-PLAT-23-11800169:** Request by Linda Roark, Marsh Living Trust, for approval to replat of a tract of land to establish Marsh Subdivision, generally located northeast of the intersection of Interstate 35 and Randolph Boulevard. Staff recommends approval. (Victoria Rodriguez, Planner, (210) 207-8302, Victoria.Rodriguez@sanantonio.gov, Development Services Department).

**Variances****Item #18**

**REQ-CMRORAEVR-2344400208:** Requested by Mark V. Padilla, P.L.A., with MP Studio Landscape Architecture, LLC for a Variance Request 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 in place under the 2010 Tree Preservation Ordinance for Bonnie Lane Manufactured Homes, generally located at 310 Newport Dr. Staff recommends approval. (Jacob Sanchez, Assistant City Arborist, (210) 207-0161, jacob.sanchez@sanantonio.gov, Development Services).

**Comprehensive Master Plan Amendments****Item #22**

**PLAN AMENDMENT CASE PA-2023-11600034** (ETJ – Closest to Council District 4): Ordinance amending the Extraterritorial Jurisdiction Military Protection Area Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Low Density Residential” to “Employment/Flex Mixed Use” on P-2A, ABS 365, CB 4338 and P-2A, ABS 594, CB 4334 , generally located at the northeast intersection of US Highway 90 and Groesenbacher Road. Staff recommends approval. (Nicole Salinas, Principal Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

**Item #24**

**PLAN AMENDMENT CASE PA-2023-11600047** (Council District 1): A request by Kokopelli Development Team LLC, representative, for approval of a Resolution amending the Greater Dellview Area Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Medium Density Residential and “Public Institutional” to “High Density Residential” on 0.950 acres out of NCB 10353, located at 5315 Blanco Road. Staff recommends approval. (Associated Zoning Case Z-2023-10700156) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

**Other Items****Item #25**

**S.P. 2384** – Resolution recommending the City of San Antonio declare as surplus and sell property located at 5500 Castroville Road within New City Block 13962 in Council District 4, as requested by CMD Holdings, LLC, for a fee of \$111,100.00. Staff recommends approval. (David Salazar, (210) 207-0068, David.Salazar@sanantonio.gov, Public Works Department).

**Item #26**

**S.P. 2425** – Resolution recommending the closure, vacate and abandonment of an improved E. Elmira Street Public Right-of-way within New City Blocks 7008 and 6791 in Council District 1, as requested by Oxbow Real Estate, LLC, for a fee of \$87,100.00. Staff recommends approval. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department).

**No Public Comment**

**Motion:** Commissioner Peck to approve as presented

**Second:** Commissioner Garcia

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**

**INDIVIDUAL ITEMS****Item #21**

**PLAN AMENDMENT CASE PA-2023-11600030** (Council District 4) – (Continued from 07/12/2023): 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 applicant is requesting continuance to September 27, 2023.

Staff stated 37 notices were mailed out to property owners, 5 returned in favor, 2 in opposition and no registered neighborhood association within 200 feet.

**No Public Comment**

**Motion:** Commissioner Dessouky to approve applicants request for continuance to September 27<sup>th</sup> meeting.  
**Second:** Commissioner Peck  
**In Favor:** Dessoukey, Peck, Faulkner, Garcia, Lopez, Schindler, Milam, Oroian, Proffitt  
**Opposed:** None

**MOTION PASSES**

**Commissioner Oroian exited boardroom at 2:07 pm for recusal purposes.**

**Item #20**

**PLAN AMENDMENT CASE PA-2023-11600022** (Council District 3) – (Continued from 07/12/2023): 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)

Elizabeth Steward, planner, presented item and recommended denial.

Staff stated 33 notices were mailed out to property owners, 7 returned in favor, 5 additional notices received in support outside 200’ radius, 4 in opposition and Pasadena Heights Neighborhood Association is in favor.

## No Public Comment

**Motion:** Commissioner Dessouky for denial  
**Second:** Commissioner Schindler  
**In Favor:** Dessouky, Schindler, Faulkner, Garcia, Schindler, Milam, Peck, Proffitt  
**Opposed:** Lopez  
**Recused:** Oroian

## MOTION PASSES

**Chair Proffitt called for a recess at 2:30 PM. Commission reconvened at 2:40 PM. Commissioner Oroian rejoined the meeting at 2:40 PM.**

### Item #23

**PLAN AMENDMENT CASE PA-2023-11600046** (Council District 1) – (Continued from 08/09/2023): A request by Edgar Onyeagu, representative, for Approval of a Resolution amending the Midtown Neighborhoods Neighborhood 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 17-23, Block 31, NCB 1822, located at 1002 West Huisache Avenue. Staff recommends denial, with alternate recommendation. (Associated Zoning Case Z-2023-10700173) (Adolfo Gonzalez, Zoning Planner, (210) 207-5407, [adolfo.gonzalez@sanantonio.gov](mailto:adolfo.gonzalez@sanantonio.gov), Development Services Department)

Adolfo Gonzalez, Planner, presented item and recommends denial with an alternate recommendation of Neighborhood Commercial.

Staff stated 35 notices were mailed out to property owners, 1 returned in favor, 3 in opposition and Beacon Hill Neighborhood Association is in opposition.

## Public Comment

### Voicemails

Alanna Avant – spoke in opposition.  
 Celia Mendoza – spoke in opposition.  
 Corrine Lorenzana – spoke in opposition.  
 Cosima Colvin – spoke in opposition.  
 Debby Lopez – spoke in opposition.  
 Everett Ives – spoke in opposition.  
 Fernando Gomez – spoke in opposition.  
 Gloria Estala – spoke in opposition.  
 Heather Henke-Rosenplat – spoke in opposition.  
 Jennifer Ninedorf – spoke in opposition.  
 Jonathan Watson – spoke in opposition.  
 Kim Hubbeling – spoke in opposition.  
 Mark Spielman – spoke in opposition.  
 Ralph Galvon – spoke in opposition.  
 Rose Burton – spoke in opposition.  
 Salley Seeker – spoke in opposition.  
 Shanon Moore – spoke in opposition.

**Motion:** Commissioner Oroian to approve with alternate recommendation of  
**Second:** Commissioner Garcia  
**In Favor:** Oroian, Garcia  
**Opposed:** Peck, Faulkner, Dessouky, Lopez, Schindler, Milam, Proffitt

**MOTION FAILED**

**2<sup>ND</sup> MOTION**

Commissioner Dessouky made a motion to continue item until August 23, 2023, and was seconded by Commissioner Milam.

**Motion:** Commissioner Dessouky  
**Second:** Commissioner Milam  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Minutes**

**Item #16**

Consideration and approval of Planning Commission Minutes for the July 26, 2023, meeting.

**A verbal vote was taken, and all voted in affirmative.**

Chair Peck called for a voice vote on the minutes for the July 26, 2023, minutes.

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

**MOTION PASSES**



**Adjournment.**

There being no further business, the meeting was adjourned at 3:42 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary