

City of San Antonio



Minutes

Planning Commission

Development and Business Services

Center

1901 S. Alamo

August 23, 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.

2:00 PM – Call to Order

SeproTec translator were present.

Roll Call – Present: Proffitt, Faulkner, Garcia, Dessouky, Lopez, Schindler, Oroian, Sipes

Absent: Peck, Siegel, Milam

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

- Item #17 PA - 2023-11600032 – Individual Consideration
- Item #18 PA - 2023-11600046 – Individual Consideration
- Item #21 PA - 2023-11600054 – Individual Consideration
- Item #23 FY 2024 Proposed Annual Operating and Capital Budget – 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.

Commissioner Oroian exited boardroom at 2:01 PM for recusal of Item #15.

CONSENT HEARING

Plats:

Item #1

LAND-PLAT-21-11800371: Request by Patrick Carrigan-Smith, SA Redhawk Landing, LTD., for approval to subdivide a tract of land to establish Red Hawk Landing Unit 3 Subdivision, generally located southeast of the intersection of South WW White Road and Hildebrandt Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-21-11800502: Request by Gordon V. Hartman, Talley Extension Revitalization Initiative, LLC., for approval to replat and subdivide a tract of land to establish Morgan Meadows Unit 1C, generally located southeast of the intersection of Talley Road and Cartwright Trail. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #3

LAND-PLAT-21-11800508: Request by Gordon V. Hartman, Talley Extension Revitalization Initiative LLC, for approval to replat and subdivide a tract of land to establish Morgan Meadows Unit 2C Subdivision, generally located southeast of the intersection of Talley Road and Cartwright Trail. Staff recommends Approval. (Jose Garcia, Senior Planner, (210)-207-8269, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-21-11800537: Request by name Patrick Carrigan-Smith, SA Katzer Ranch, LTD., for approval to subdivide a tract of land to establish Katzer Ranch Unit 3 & 4 Subdivision, generally located northwest of the intersection of Graytown Road and Freudenburg Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-21-11800585: Request by Victor Andonie, Punta Verde I, LLC, for approval to subdivide a tract of land to establish Punta Verde Commercial Phase 1 Subdivision, generally located southwest of the intersection of Loop 1604 and Interstate 10. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-21-11800633: Request by Jason Townsley, K.B. Home Lone Star, Inc., for approval to subdivide a tract of land to establish Preserve at Culebra Unit 6 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-21-11800640: Request by Adam Minnick, MHCDV2 Flores Valley, LLC., for approval to replat and subdivide a tract of land to establish South Flores Phase 2 Major Plat, generally located southwest of the intersection of FM 1937 and Leal Road. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT-22-11800278: Request by Jason Townsley, K.B Home Lonestar Inc, for approval to subdivide a tract of land to establish Briarwood Oaks, generally located southwest of the intersection of West Loop 1604 South and Potranco Road. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #9

~~**LAND-PLAT-22-11800539:** Request by Natalie Griffith, Habitat for Humanity of San Antonio, INC., for approval to replat and subdivide a tract of land to establish Rancho Carlota Unit 4 Subdivision, generally located southeast of the intersection of Somerset Road and Watson Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department). – Pulled~~

Item #10

LAND-PLAT-22-11800623: Request by Jose Hernandez, for approval to replat a tract of land to establish 141 Jemison Subdivision, generally located northeast of the intersection of Jose Lopez Freeway and South New Braunfels Avenue. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #11

LAND-PLAT-22-11800721: Request by Fernando De Leon, Eduardo Tirado, for approval to replat a tract of land to establish 3727 Commercial Avenue, generally located southwest of the intersection of Commercial Avenue and West Ansley Street. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #12

LAND-PLAT-23-11800010: Request by Emiliano Guerrero, Forestar USA Real Estate Group, Inc., for approval to replat a tract of land to establish Hunter's Ridge Subdivision Unit 2, generally located southeast of the intersection of IH10 East and Freudenberg Road. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #13

LAND-PLAT-23-11800014: Request by Steven S. Benson, AGWIP Asset Management LLC, for approval to replat and subdivide a tract of land to establish Aston Park Entry Road Subdivision, generally located southeast of the intersection of Culebra Road and Old Farm to Market 471 West. Staff recommends Approval. (Stephanie Leef, Planner, (210)-207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department).

Item #14

LAND-PLAT-23-11800030: Request by Sean Miller, Pulte Homes of Texas Limited Partnership, for approval to subdivide a tract of land to establish McCrary Tract, Unit 6A Subdivision, generally located northwest of the intersection of FM 1560 and Galm Road. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Item #15

LAND-PLAT-23-11800135: Request by Luisa Naves, Vergel Constructions, LLC , for approval to subdivide a tract of land to establish Brown Residences (IDZ) Subdivision, generally located northeast of the intersection of East Crockett Street and Interstate Highway 37. Staff recommends Approval. (Joslyn Fischer, Planner, (210)-207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department).

Time Extension

Item #16

PLAT-TIMEEXT-23-12000007: Request by Jorge C. Herrero, Soccer Central LLC, for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio’s Unified Development Code (UDC), for Soccer Central - A Subdivision, generally located northwest of the intersection of Heath Road and Grissom Road. Staff recommends Approval. (Elizabeth Neff, Senior Planner, (210)-207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

Item #19

PLAN AMENDMENT CASE PA-2023-11600051 (Council District 5): A request by Marcos Miller, representative, for Approval of a Resolution amending the Nogalitos/South Zarzamora 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 the south 117 feet of Lots 37 and 38, and the south 117 feet of the west 12.5 feet of Lot 39, NCB 6181, located at 2328 South Brazos Street. Staff recommends Approval. (Associated Zoning Case Z-2023-10700172) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Item #20

PLAN AMENDMENT CASE PA-2023-11600052 (Council District 10): A request by Christina Mayer, 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 "Parks Open Space" to "Community Commercial" on 0.079 acres out of NCB 13500, located at 2015 Northeast Loop 410. Staff recommends Approval. (Associated Zoning Case Z-2023-10700193) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Other Items

Item #22

A request by the Parks and Recreation Department for approval of a resolution recommending the execution of a 0.409-acre sanitary sewer easement with Applewhite-NFP III LLC. granting access to property owned and controlled by the City of San Antonio at Medina River Natural Area, 15890 Poteet Jourdanton Freeway, in Council District 4; and approving the acceptance of funds in the amount of \$9,100.00 for improvements at Medina River Natural Area. (Rocky Duque de Estrada, 210-207-2873, roque.duquedeestrada@sanantonio.gov, Parks and Recreation Department)

Item #24

Briefing and action, and possible interviews, for the appointment of primary and alternate members to the Planning Commission Technical Advisory Committee. (Logan Sparrow, Policy Administrator, (210) 207-8691, Logan.Sparrow@sanantonio.gov)

- Motion:** Commissioner Dessouky made a motion of approval as presented
- Second:** Commissioner Schindler
- In Favor:** Dessouky, Schindler, Faulkner, Garcia, Lopez, Sipes, Proffitt
- Opposed:** None
- Recused:** Oroian

MOTION PASSES

Commissioner Oroian returned to boardroom at 2:03 PM.

INDIVIDUAL ITEMS

Other items

Item #23

Public hearing, briefing and consideration of the City of San Antonio’s FY 2024 Proposed Annual Operating and Capital Budget. (Presented by Alfredo Martinez, Assistant Director, Office of Management and Budget and Razi Hosseini, Director of Public Works.)

Alfredo Martinez, Assistant Budget Director, presented FY 2024 Proposed Annual Operations.

Razi Hosseini, Director of Public Works, presented FY 2024 Capital Budget.

Motion: Commissioner Oroian made a motion of approval as presented
Second: Commissioner Garcia
In Favor: Oroian, Garcia, Faulkner, Dessouky, Lopez, Schindler, Sipes, Proffitt
Opposed: None

MOTION PASSES

Item #17

PLAN AMENDMENT CASE PA-2023-11600032 (Council District 3) (Continued from 07/12/2023):
 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, Planner, presented item and recommended denial.

Staff stated 32 notices were mailed out to property owners, 8 returned in favor with 2 received outside 200' radius, 1 in opposition, Harlandale-McCollum Neighborhood Association are in support.

Jacqueline Arsate, applicant, stated she would like to amend as recommended by staff to High Density Residential.

No Public Comment

Motion: Commissioner Oroian made a motion of approval of High Density Residential
Second: Commissioner Dessouky
In Favor: Oroian, Dessouky, Faulkner, Garcia, Lopez, Schindler, Sipes, Proffitt
Opposed: None

MOTION PASSES

Item #18

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, Development Services Department)

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

Staff stated 35 notices were mailed out to property owners, 1 returned in favor, 5 in opposition, 10 in opposition outside 200', Beacon Hill Neighborhood Association is in opposition.

Edgar Onyeagu, applicant, gave presentation on proposed project.

Public Comment

Voicemails

- Bob Owen – spoke in opposition.
- Elizabeth Icorn – spoke in opposition.
- Gregg Wertz – spoke in opposition.
- Jennifer Neinedorff – spoke in opposition.
- Kathryn Ruckman – spoke in opposition.

In Person

- Cynthia Spielman – spoke in opposition.
- Mark Spielman – spoke in opposition.
- Kim Hubbeling – spoke in opposition.
- Sally Seeker – spoke in opposition.
- Jerry Lockey – spoke in opposition.
- Mary Ann Van Ness – spoke in opposition.
- Cynthia Walker – spoke in opposition.
- Robert Gudgel – spoke in opposition.
- Juliet Gudgel – spoke in opposition.
- Cherie Collins – spoke in opposition.
- Jack Finger – spoke in opposition.
- Justin Nichols – spoke in opposition.
- Heather Roseblatt – spoke in opposition.
- Sharyll Teneyuca – spoke in opposition.

- Motion:** Commissioner Garcia made a motion for denial.
- Second:** Commissioner Faulkner
- In Favor:** Garcia, Faulkner, Dessouky, Lopez, Schindler, Oroian, Sipes, Proffitt
- Opposed:** None

MOTION PASSES FOR DENIAL

Commissioner Faulkner left the Planning Commission meeting at 3:58 PM.

Item #21

PLAN AMENDMENT CASE PA-2023-11600054 (Council District 1): A request by Ortiz McKnight PLLC, representative, for Approval of a Resolution amending the Near Northwest Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Urban Low Density Residential" to "Community Commercial" on Lot 14, Block 2, NCB 8417, located at 226 Sherwood Drive. Staff recommends Denial. (Associated Zoning Case Z-2023-10700203) (Camryn Blackmon, Zoning Planner, (210) 207- 0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Ann Benavidez, Planner, presented item and recommends denial.

Staff stated 19 notices were mailed out to property owners, 1 returned in favor, 0 in opposition, Los Angeles Heights Neighborhood Association is in opposition.

James McKnight, applicant, presented item to change future land use to Community Commercial.

No Public Comment

Motion: Commissioner Oroian made a motion to approve the applicant’s request for Community Commercial.

Second: Commissioner Schindler

In Favor: Oroian, Schindler, Garcia, Dessouky, Lopez, Sipes, Proffitt

Opposed: None

MOTION PASSES

Minutes

Item #25

Consideration and approval of Planning Commission Minutes for the August 9, 2023, meeting.

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

Commissioner Sipes abstained.

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 4:03 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary