

City of San Antonio



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

September 27, 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 – 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

Worldwide representative presented.

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

Absent: None

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

Item #12	PA-2023-11600030 – Individual Consideration
Item #13	PA-2023-11600061 – Individual Consideration
Item #15	PA-2023-11600053 – Individual Consideration
Item #16	PA-2023-11600055 – Individual Consideration
Item #18	PA-2023-11600065 – Individual Consideration

Item #19 PA-2023-11600066 – Individual Consideration
Item #10 ADDR-SNC-23-12700001 - Postponed
Item #11 PA-2023-11600064 -Withdrawn

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 #3

LAND-PLAT- 21-11800539: Request by Jason Townsley, KB Home Lonestar Inc., for approval to subdivide a tract of land to establish Harlandale Subdivision, Unit 2, generally located northwest of the intersection of Loop 410 and Roosevelt Avenue. Staff recommends Approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #4

LAND-PLAT-22-11800033: Request by Mehrdad Moayed, CTMGT Rancho Del Lago, LLC., for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 14, generally located southwest of the intersection of Caldwell Ranch Road and Reid Ranch Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Development Services Department).

Item #5

LAND-PLAT-22-11800134: Request by Mehrdad Moayed, CTMGT Rancho Del Lago, LLC., for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 9B Subdivision, generally located southeast of the intersection of Reid Ranch Road and Caldwell Ranch Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #6

LAND-PLAT-22-11800135: Request by Mehrdad Moayed, CTMGT Rancho Del Lago, LLC., for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 8A, generally located northeast of the intersection of Caldwell Ranch Road and West Groesenbacher Road. Staff recommends Approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department).

Item #7

LAND-PLAT-22-11800192: Request by Richard Mott, Lennar Homes of Texas Land and Construction and Steven Benson, AG EHC II (LEN) Multistate 4, LLC, for approval to replat and subdivide a tract of land to establish Millbrook - Unit 1B Subdivision, generally located northwest of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Nicole Salinas, Principal Planner, (210)-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #8

LAND-PLAT- 22-11800705: Request by Chad Nugent, Ladera I, LLC, for approval to replat and subdivide a tract of land to establish Ladera Commercial, Unit 1-A, generally located southwest of the intersection of Potranco Road and Highway 211. Staff recommends Approval. (Tiffany M. Turner, Planner, (210)-207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #9

LAND-PLAT-23-11800252: Request by Sean Miller, Pape Dawson Engineers, for approval to replat of a tract of land to establish Westlakes Unit 15-Lot 902 Subdivision, generally located southwest of the intersection of US Highway 90 and West Loop 1604 South. Staff recommends Approval. (Victoria Rodriguez, Planner, (210)-207-8302, Victoria.Rodriguez@sanantonio.gov, Development Services Department).

Item #14

PLAN AMENDMENT CASE PA-2023-11600049 (San Antonio ETJ - Closest to Council District 8): A request by Killen, Griffin and Farrimond, PLLC, representative, for Approval of a Resolution amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Regional Commercial" on Lot 5, Block 91, CB 4709, located at 27605 IH 10 West. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #17

PLAN AMENDMENT CASE PA-2023-11600063 (Council District 8): A request by Tom Tucker, 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 "Country Tier" to "Suburban Tier" on 2.432 acres out of NCB 35936, save and except 0.264 acres, located at 20215 West Tejas Trail. Staff recommends Approval. (Associated Zoning Case Z-2023-10700228) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Motion: Commissioner Peck made a motion for approval as presented
Second: Commissioner Schindler
In Favor: Peck, Schindler, Siegel, Faulkner, Garcia, Dessouky, Lopez, Milam, Sipes, Proffitt
Opposed: None

MOTION PASSES

Individual Consideration:**Item #18****PLAN AMENDMENT CASE PA-2023-11600065 (Council District 4):**

Kellye Sanders, Planning Coordinator, stated applicant is requesting to continue meeting to October 11th meeting.

Motion: Commissioner Siegel made a motion to continue item to October 11th meeting
Second: Commissioner Milam
In Favor: Siegel, Milam, Peck, Faulkner, Garcia, Dessouky, Lopez, Schindler, Sipes, Proffitt
Opposed: None

MOTION PASSES**Item #12**

(Continued from 08/09/2023) 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) (Kellye Sanders, Planning Coordinator, 210-207-2187, kellye.sanders@sanantonio.gov, Development Services Department)

Kellye Sanders, Planning Coordinator, presented item and recommended denial with an alternate recommendation of urban mixed use.

Staff stated 37 notices were mailed out to property owners, 5 returned in favor, 2 in opposition. No registered Neighborhood Association within 200 feet. 1 notice returned in favor outside 200'.

Karleen McDonald, presented item and was available for questions.

No Public Comment

Motion: Commissioner Milam motioned for approval of alternate recommendation of urban mixed use
Second: Commissioner Garcia
In Favor: Milam, Garcia, Peck, Siegel, Faulkner, Dessouky, Lopez, Schindler, Sipes, Proffitt
Opposed: None

MOTION PASSES

Item #13

(Continued from 09/13/2023) PLAN AMENDMENT CASE PA-2023-11600061 (Council District 1): A request by Slate Creek Ranch, LLC, representative, for Approval of a Resolution amending the SA Tomorrow Midtown 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 “Employment/Flex Mixed Use” on Lots 7 and 8, Block 6, NCB 6794, located at 724 East Myrtle Street. Staff recommends Approval. (Associated Zoning Case Z-2023-10700211) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Ann Benavidez, Planner, presented item and recommended approval.

Staff stated 26 notices were mailed out to property owners, 0 returned in favor, 3 in opposition. The Tobin Hill Community is in favor.

Roland L. Garcia, Owner of Slate Creek Ranch, presented item and was available for questions.

Public Comment**Voicemail**

Carlos Morales – spoke in opposition

Eric Sanberg – spoke in opposition

Ezequiel Pena – spoke in opposition

In Person

Lisa Garcia – spoke in opposition

Motion: Commissioner Siegel made a motion for approval

Second: Commissioner Garcia

In Favor: Siegel, Garcia, Peck, Faulkner, Dessouky, Lopez, Schindler, Milam, Sipes, Proffitt

Opposed: None

MOTION PASSES**Item #15**

PLAN AMENDMENT CASE PA-2023-11600053 (San Antonio ETJ - Closest to Council District 8): A request by Emil Suiugan, representative, for Approval of a Resolution amending the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential” to “Urban Low Density Residential” on Lot 8, Block 6 CB 4704, located at 8810 Tonkawa Trail. Staff recommends Approval. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Clayton Wallace, Planning Coordinator, presented item and recommended approval.

Staff stated 14 notices were mailed out to property owners, 1 returned in favor, 4 in opposition. 17 notices returned in favor and 3 returned in opposition outside 200’. No registered Neighborhood Association.

Michael Suiugan, presented item and was available for questions.

Public Comment

Steve Nussenblatt – spoke in opposition
 Michael Parks – spoke in opposition
 Reynaldo Cervantes – spoke in favor
 Randon McKee – spoke in opposition
 Martin Mojica – spoke in opposition

Motion: Commissioner Milam made a motion for denial
Second: Commissioner Faulkner
In Favor: Milam, Faulkner, Peck, Garcia, Lopez, Schindler, Sipes, Proffitt
Opposed: None
Abstained: Dessouky

MOTION PASSES FOR DENIAL

Item #16

PLAN AMENDMENT CASE PA-2023-11600055 (Council District 5): A request by Esther Ramirez, 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 “Low Density Residential” to “Mixed Use” on Lots 13-16, Lots 21-23, and Lot P-100, Block 1, NCB 7944, located at 2109 Fitch Street. Staff recommends Denial. (Associated Zoning Case Z-2023-10700196) (Camryn Blackmon, Zoning Planner, (210) 207-0197, camryn.blackmon@sanantonio.gov, Development Services Department)

Camryn Blackmon, Planner, presented item and recommended denial.

Staff stated 46 notices were mailed out to property owners, 10 returned in favor, 0 in opposition. 1 notice returned in favor outside 200’. No response from Quintana Community.

Ester Ramirez, applicant, spoke about property and was available for questions.

Public Comment

Voicemail

Glenda Trevino – spoke in favor

Motion: Commissioner Peck motioned for approval of applicant’s request
Second: Commissioner Siegel
In Favor: Peck, Siegel, Faulkner, Garcia, Dessouky, Lopez, Schindler, Milam, Sipes, Proffitt
Opposed: None

MOTION PASSES

Chair Proffitt called for recess at 3:03 PM. Commission reconvened at 3:14 PM. Commissioner Lopez left Planning Commission at 3:14 PM.

Item #19

PLAN AMENDMENT CASE PA-2023-11600066 (Council District 7): A request by Killen, Griffin & Farrimond, representative, for Approval of a Resolution amending the Northwest 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 P-10, P-10A, and P-10B, NCB 18646, located at 6075 Sawyer Road. Staff recommends Approval. (Associated Zoning Case Z-2023-10700245) (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Ann Benavidez, Planner, presented item and recommended approval.

Staff stated 72 notices were mailed out to property owners, 0 returned in favor, 4 in opposition. 13 returned in opposition outside 200'. No registered Neighborhood Association within 200 feet.

Emilie Weissler, representative, made a presentation and was available for questions.

Public Comment**Voicemail**

Deena Dougeherty – spoke in opposition

Tabitha Mercado – spoke in opposition

Warren Dennis – spoke in opposition

In Person

Jeff Johnson – spoke in opposition

Veronica Cantu – spoke in opposition

Kristine Reistetter – spoke in opposition

Rosanne Rodriguez – spoke in opposition

Kay Wright – spoke in opposition

Michael Turner – spoke in opposition

Lloyd Adams – spoke in opposition

Nick Keller – spoke in opposition

Sandra Merrill – spoke in opposition

Edward Harloe – spoke in opposition

Dr. Gordon Roberts – spoke in opposition

Art Martinez – spoke in opposition

Terzah Emerson – spoke in opposition

Roger Mayers – spoke in opposition

Motion: Commissioner Schindler made a motion to continue to October 11th meeting

Second: Commissioner Dessouky

In Favor: Schindler, Dessouky, Peck, Siegel, Faulkner, Garcia, Milam, Sipes, Proffitt

Opposed: None

MOTION PASSES FOR CONTINUANCE TO OCTOBER 11TH MEETING.

Other Items:

Item #20

Consideration and Approval of the minutes from the August 23, 2023, Planning Commission Meeting.

In Favor: Faulkner, Garcia, Dessouky, Schindler, Sipes, Proffitt

Opposed: None

Abstained: Peck, Siegel, Milam

Item #21

Consideration and Approval of the minutes from the September 13, 2023, Planning Commission Meeting.

In Favor: Peck, Siegel, Garcia, Dessouky, Milam, Sipes

Opposed: None

Abstained: Proffitt, Faulkner, Schindler

Adjournment.

There being no further business, the meeting was adjourned at 4:17 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary