

City of San Antonio



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

Wednesday, October 11, 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

Interpretation Services were present.

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

Absent: Peck

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

Item #16	PA-2023-11600066 – Postponed
Item #19	PA-2023-11600069 – Continued
Item #15	PA-2023-11600065 – Continued
Item #17	PA-2023-11600060 – Continued
Item #18	PA-2023-11600067 – Individual Consideration
Item #22	Extension of the City limits – Individual Consideration
Item #24	Consideration and approval of Sept. 27 th meeting minutes – 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-21-11800557: Request by Israel Fogiel, 114 Schwab Investments, LTD, for approval to replat and subdivide a tract of land to establish Brook Stone Creek – Unit 2C Subdivision, generally located southeast of the intersection of Evans Road and TPC Parkway. Staff recommends approval. (Clayton Wallace, Planner, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department).

Item #2

LAND-PLAT-21-11800630: Request by Leslie K. Ostrander, Continental Homes of Texas, LP., for approval to subdivide a tract of land to establish Galm Road Phase IV, generally located northwest of the intersection of Alamo Ranch and Alamo Parkway. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)

Item #3

LAND-PLAT-21-11800631: Request by Leslie K. Ostrander, Continental Home of Texas LP., for approval to subdivide a tract of land to establish Riverstone Units G1, G2, G7, G9 Subdivision, generally located northwest of the intersection of Alamo Ranch and Galm Road. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)

Item #4

LAND-PLAT-22-11800248: Request by Blake Yantis, SA Given To Fly, LP, for approval to subdivide a tract of land to establish Fischer Gardens, Unit 1 Subdivision, generally located southwest of the intersection of Graytown Road North and Freudenburg Road. Staff recommends approval. (Nicole Salinas, Principal Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #5

LAND-PLAT-22-11800286: Request by David Rittenhouse, PHSANW 315, LLC, for approval to replat and subdivide a tract of land to establish Kallison Ranch 215 Phase 3 Unit 12B Subdivision, generally located northwest of the intersection of Kallison Lane and Kallison Bend. Staff recommends approval. (Jose Garcia, Senior Planner, (210) 207-8268, Jose.Garcia4@sanantonio.gov, Development Services Department)

Item #6

LAND-PLAT-22-11800303: Request by Blake Yantis, S.A. Colgin LLC, for approval to replat a tract of land to establish Thea Meadows, Unit 4A Subdivision, generally located northwest of the intersection of Southeast Military Drive and WW White Road. Staff recommends approval. (Clayton Wallace, Planner, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

Item #7

LAND-PLAT-22-11800444: Request by Lee Baker III, Maxland enterprises, LLC, for approval to subdivide a tract of land to establish Agave Drainage Improvements Subdivision, generally located southwest of the intersection of S WW White Road and Cacias road. Staff recommends approval. (Joslyn Fischer, Planner, (210) 207-8050, Joslyn.Fischer@sanantonio.gov, Development Services Department)

Item #8

LAND-PLAT-22-11800447: Request by D. Scott Dye, authorized agent for Harbor View Villas, LLC, for approval to subdivide a tract of land to establish Freeport Villas Subdivision, generally located southeast of the intersection of Old Sky Harbor Drive and Harbor View. Staff recommends approval. (Elizabeth Neff, Senior Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department)

Item #9

LAND-PLAT-23-11800105: Request by Gordon Hartman, Talley Extension Revitalization Initiative, LLC, for approval to replat a tract of land to establish Morgan Meadows Unit 2B – Lot 18 Block 77 Subdivision, generally located southeast of the intersection of Talley Road and Wonderland Run. Staff recommends approval. (Elizabeth Neff, Senior Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department)

Item #10

LAND-PLAT-23-11800128: Request by Oscar Jordan Lugo Jr., for approval to replat a tract of land to establish Lugo Subdivision, generally located northwest of the intersection of Pearsall Road and Jarratt Road. Staff recommends approval. (Stephanie Leef, Planner, (210) 207-8270, Stephanie.Leef@sanantonio.gov, Development Services Department)

Item #11

LAND-PLAT-23-11800363: Request by Adam Minnick, MHCDV2 Flores Valley LLC., for approval to replat and subdivide a tract of land to establish S. Flores Residential Homes Subdivision, generally located southwest of the intersection of Leal Road and FM 1937. Staff recommends approval. (Tiffany M. Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Street Name Change**Item #12**

ADDR-SNC-23-12700004: A request by Mike Garza on behalf of the San Antonio Spurs L.L.C. for approval of a resolution to rename AT&T Center Parkway, located between East Houston Street and IH35, as Frost Bank Center Drive. (Clayton Wallace, Planning Coordinator, (210) 207-7980, Clayton.Wallace@sanantonio.gov, Development Services Department)

Variances**Item #13**

REQ-CMRORAEVR-23-44400282: Requested by Leticia Zavala with CFZ Group for a variance 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 for The Crescent, generally located on the west side of Interstate 10 north of Two Creek Road. Staff recommends approval. (Charles Johnson, Senior Plans Examiner, (210) 207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department)

Item #14

REQ-CMRORAEVR-23-44400286: Requested by Andrew Lowry P.E. with Cude Engineers for a variance to remove trees in excess of the 80% significant and 100% heritage tree preservation requirements within the Environmentally Sensitive Areas and floodplain as stated under the 2010 Tree Preservation Ordinance for the CIP SAWS Fox Falls Offsite Gravity Sewer, generally located 300 feet northwest of the intersection of Interstate Highway 10 and Old Fredericksburg Road. Staff recommends approval. (Charles Johnson, Senior Plans Examiner, (210) 207-0170, charles.johnson2@sanantonio.gov, Development Services Department).

Item #20

PLAN AMENDMENT CASE PA-2023-11600070 (Council District 7): A request by John Miller, representative, for approval of a Resolution amending the Bandera Road Corridor Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Mixed Use” to “Regional Mixed Use” on Lot 16, Block 1, NCB 15663, located at 11505 West Loop 1604 North. Staff recommends approval. (Associated Zoning Case Z-2023-10700271), (Ann Benavidez, Zoning Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Item #21

A resolution recommending the Adoption of Parkland Dedication Processes, and the Compliance Exhibit as a component of the City’s Comprehensive Master Plan, in accordance with Chapter 212, Subchapter H, of the Texas Local Government Code to City Council.

Item #23

Consideration of a Resolution to reschedule the Planning Commission hearings for November and December 2023. Staff recommends approval. (Nicole Salinas, Principal Planner, Nicole.Salinas@sanantonio.gov, (210) 207-8264, Development Services Department.)

Motion: Commissioner Dessouky made to approve all items as presented

Second: Commissioner Garcia

In Favor: Dessouky, Garcia, Siegel, Faulkner, Lopez, Milam, Proffitt

Opposed: None

MOTION PASSES

INDIVIDUAL CONSIDERATION**Item #22**

Public hearing and consideration of a Resolution recommending the extension of the City limits by full purpose annexation of approximately 4,205.72 acres in CB 40021, CB 4007, CB 40075, CB 40076, CB 40079, CB 4010, CB 4014, CB 4069, CB 4069B, CB 4069B, CB 4136, CB 4167, CB 41671, CB 41672, CB 41673, CB 4167A, CB 4187, CB 4188, CB 4204, CB 4283, CB 4283B, CB 4295, CB 4296, CB 4297, CB 4298, CB 4298D, CB 4300, CB 4301, CB 4310A, CB 5722, NCB 14493, NCB 14568, NCB 14569, NCB 16622, NCB 16627, and ANCEL 69, subject to expiring Development Agreements between the property owners and the City of San Antonio, generally located south of Loop 410 between Pearsall Road and U.S. Highway 181 South, contiguous to the City of San Antonio municipal boundary and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in south Bexar County, and a Plan for Municipal Services for the annexation area.

Clinton Eliason, Planning Coordinator, presented item and was available for questions.

Public Comment**In-Person**

James McKnight – spoke in opposition

Matthew Gilbert – spoke in opposition

Clyde Johnson – spoke in opposition

Motion: Commissioner Garcia

Second: Milam

In Favor: Garcia, Milam, Siegel, Faulkner, Dessouky, Lopez, Proffitt

Opposed: None

MOTION PASSES**Item #18**

PLAN AMENDMENT CASE PA-2023-11600067 (ETJ, District 3, and District 4): A request by the City of San Antonio, 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", "Country Tier", "Rural Estate Tier", "Suburban Tier", "General Urban Tier", "Agribusiness/RIMSE Tier", "Regional Center", and "Specialized Center" to "Country Tier", "Rural Estate Tier", "Suburban Tier", "General Urban Tier", and "Agribusiness/RIMSE Tier" on approximately 1510.721 acres out of CB 40021, CB 4007, CB 40075, CB 40076, CB 40079, CB 4010, CB 4014, CB 4069, CB 4069B, CB 4136, CB 41671, CB 4167A, CB 4187, CB 4188, CB 4204, CB 4283, CB 4283B, CB 4296, CB 4298, CB 4298D, CB 4300, CB 4301, NCB 14569, NCB 16622, and NCB 16627, generally located south of Loop 410 between Pearsall Road and US Highway 181 South. Staff recommends approval. (Associated Zoning Case Z-2023-10700263) (Clinton Eliason, Planning Coordinator, Planning Department, Clinton.Eliason@sanantonio.gov, (210) 207-0268)

Clinton Eliason, Planning Coordinator, presented item and was available for questions.

Staff stated 10 notices were mailed to property owners located in Area 2, 0 returned in favor, 0 in opposition. 37 notices mailed to property owners located in Area 3, 0 returned in favor, 0 in opposition. 188 notices mailed to property owners located in Area 4A, 0 returned in favor, 0 in opposition. 137 notices mailed to property owners located in Area 4B, 0 returned in favor, 0 in opposition. 17 notices mailed to property owners located in 5, 0 returned in favor, 0 in opposition. 7 notices mailed to property owners located in Area 6, 1 returned in favor, 0 in opposition. 8 notices mailed to property owners located in Area 7, 0 returned in favor, 1 in opposition. 7 notices mailed to property owners located in Area 8, 0 returned in favor, 0 in opposition. 23 notices mailed to property owners located in Area 9, 0 returned in favor, 0 in opposition. 12 notices mailed to property owners in Area 10, 0 returned in favor, 0 in opposition. 7 notices mailed to property owners in Area 11A, 0 returned in favor, 0 in opposition. 57 notices mailed to property owners located in Area 11B, 0 returned in favor, 0 in opposition. 57 notices mailed to property owners located in Area 12, 0 returned in favor, 0 in opposition.

Public Comment

In-Person

Karl Baker – spoke in opposition
Leonard Hernandez – spoke in opposition
Harold Henze – spoke in opposition
Diana Henze – spoke in opposition
Albert Escobedo – spoke in opposition
James McKnight – spoke in opposition
Matthew Gilbert – spoke in opposition
Clyde Johnson – spoke in opposition
Amy Morris Johnson – spoke in opposition
Troy Hitchings – spoke in opposition

Chair Proffitt called for an executive session at 3:01 PM.

Board reconvened at 3:35 PM. Chair Proffitt stated no action was taken.

Motion: Commissioner Lopez made a motion to approve as amendment as follows:
Property ID 189477 - Suburban Tier, Property ID 1208093 - Agribusiness/RIMSE
Tier, Property IDs 160286 and 160278 - General Urban Tier
Second: Milam
In Favor: Lopez, Milam, Siegel, Faulkner, Garcia, Dessouky, Proffitt
Opposed: None

MOTION PASSES

Approval of Minutes

Item #24

Consideration and Approval of the minutes from the September 27, 2023, Planning Commission Meeting.

Motion: Commissioner Siegel made a motion to approve minutes as amended

Second: Faulkner

In Favor: Siegel, Faulkner, Garcia, Dessouky, Lopez, Milam, Proffitt

Opposed: None

MOTION PASSES

Adjournment.

There being no further business, the meeting was adjourned at 3:38 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary