

City of San Antonio



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, November 17, 2021

9:00AM

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.

Planning Commission Members

A majority of appointive members, other than ex officio, shall constitute a quorum.

Connie Gonzalez, Madam Chair

George Peck, Vice Chair

Matthew Proffitt, Pro-Tem

Michael Garcia Jr. | Meredith Siegel | John Jackson | Julia Carrillo Haynes | Christopher Garcia
Samer Dessouky |

Ex-Officio Members

John Bustamante, Chair Zoning Commission | Donald Oroian, Chair Board of Adjustment
| John Courage, Councilmember | Erik Walsh, City Manager |

8:30 A.M. - Work Session – 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.

9:00 A.M. - Call to Order, Videoconference

- Roll Call
 - Present: Carrillo Haynes, Christopher Garcia, Siegel, Dessouky, Michael Garcia, Proffitt, Peck, Bustamante,
 - Absent: Jackson, Gonzalez, Oroian
- SeproTec translators were present.

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.*

Withdrawn

Item # 15 PLAN AMENDMENT PA-2021-11600073

Item # 21 PLAN AMENDMENT PA-2021-11600093

Combined Items

Daniel Hazlett, Development Services Manager, presented the combined hearing items to the Planning Commission.

Plats

- Item # 1 **20-11800103:** Request by Anu Atluri, Mitra Ventures, LLC, for approval to replat and subdivide a tract of land to establish Lewis St. Townhomes (IDZ) Subdivision, generally located southeast of the intersection of Lewis Street and Marshall Street. Staff recommends approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 2 **20-11800173:** Request by Leslie K Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Whisper Falls Unit 4C. Generally located southeast of the intersection of Masterson Road and US Highway 90. Staff recommends Approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 5 **20-11800428:** Request by Brian Otto, Meritage Homes, for approval to subdivide a tract of land to establish Arcadia Ridge Phase 3 Unit 10B Subdivision, generally located southwest of the intersection of Loop 1604 and Potranco Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 7 **20-11800604:** Request by Paul Kuo, HK Fischer Rd, LLC, and Rudy Munoz, Century Land Holdings II, LLC, for approval to subdivide a tract of land to establish Timms Subdivision Unit 9, generally located southwest of the intersection of Fischer Road and Somerset Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 8 **21-12000005:** Request by Christopher J Pappas, Pappas Restaurant Inc., 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 Plat #170385 Pappas-281 and Portland, generally located southeast of the intersection of Plymouth Avenue and Portland Road. Staff recommends approval. (Joshua T Orton, Planner, (210) 207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).

- Item # 9 **21-11800202:** Request by Tom Yantis, SA Landon Ridge LP, for approval to subdivide a tract of land to establish Landon Ridge Potranco-Commercial Subdivision, generally located northwest of the intersection of State Highway 211 and Potranco Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 10 **21-11800203:** Request by Tom Yantis, SA Landon Ridge, LP. and Potranco Patience, LLC, for approval to subdivide a tract of land to establish Landon Ridge SH 211 Commercial Subdivision, generally located northwest of the intersection of Potranco Road and State Highway 211. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).
- Item #11 **21-11800283:** Request by Andrew Brittingham, Boralis USA, Inc., TDB Land Holdings, LTD., for approval to subdivide a tract of land to establish Boralis Tract – Unit 1, Phase 1 Subdivision, generally located southwest of the intersection of Loop 410 and Highway 87. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item #13 **21-11800435:** Request by Dan Creighton, Judson San Antonio TX, LLC, for approval to replat and subdivide a tract of land to establish Cooper Subdivision, 41142, generally located southeast of the intersection of Loop 1604 and Judson Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Variances

- Item # 14 **TPV 21-142:** Request by Mr. Kyle Hudek for approval of a tree preservation variance request from Unified Development Code Section 35-523 (h), “significant trees shall be preserved at eighty (80) percent within both the 100-year floodplains and environmentally sensitive areas. Heritage trees shall be preserved at one hundred (100) percent within both the 100-year floodplains and environmentally sensitive areas”, located at the intersection of Red Forest Land and Red Hill Lane.” Staff recommends Approval. (Charles Johnson, (210) 207-0170, Charles.Johnson2@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

- Item # 19 **PA-2021-11600084:** A request, by Killen, Griffin & Farrimond, PLLC, representative, for Approval of a Resolution amending the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “General Urban Tier” to “Specialized Center” on 44.7 acres out of NCB 34400, generally located in the 1600 Block of West Loop 1604 North. Staff recommends Approval. (Associated Zoning Case Z-2021-10700249) (Mirko Maravi, Senior Planner (210) 207-0107, Mirko.Maravi@sanantonio.gov; Development Services Department).

- Item # 21 **PA-2021-11600099:** A request by Killen, Griffin & Farrimond, representative, for Approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, from “Community Commercial” to “Urban Mixed Use” on Lot 2, Block 5, CB 4708, generally located east of the intersection of IH-10 West and Dietz Elkhorn Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department).
- Item #22 **PA-2021-11600101:** A request by John Duvall & Monica Tillman, representatives, for Approval of a Resolution amending the 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 “Medium Density Residential” on Lot 6, Block 1, NCB 6200, located at 625 East Woodlawn Avenue. Staff recommends Approval. (Associated Zoning Case Z-2021-10700281) (Despina Matzakos, Planner, (210) 207-5407, Despina.Matzakos@sanantonio.gov, Development Services Department).
- Item #23 **PA-2021-11600107:** A request, by Development Services Department, City of San Antonio, applicant, 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 “Parks Open Space” to “Community Commercial” on the south 50 feet of north 505 feet of Lot 1, east irregular 88.2 feet of Lot 2, and the south 341.93 feet of Lot 1, NCB 12962 (2.5 acres out of NCB 12962), located at 7061 San Pedro Avenue. Staff recommends Approval. (Associated Zoning Case Z-2021-10700306) (Mirko Maravi, Senior Planner, (210) 207-0107, Mirko.Maravi@sanantonio.gov, Development Services Department).

No Public Comment**Motion**

Vice Chair Peck asked for a motion for the items as presented.

Commissioner Proffitt motioned for **Approval** of all items on the consent agenda.

Second: Commissioner Carrillo Haynes

In Favor: Carrillo Haynes, C. Garcia, Siegel, Dessouky, M. Garcia, Proffitt, Peck, Bustamante

Opposed: None

Motion Passed as Approval with vote 8-0.

Recusals

Commissioner Peck recused himself at 9:13 A.M.

- Item # 3 **20-11800182:** Request by Leslie K Ostrander, Continental Homes of Texas L.P., for approval to subdivide a tract of land to establish Valley Ranch Subdivision Unit 6B, generally located northeast of the intersection of Culebra Road and Kallison Lane. Staff recommends Approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department).
- Item # 6 **20-11800529:** Request by Brandy Czar, Dar-Bran Development LLC, for approval to subdivide a tract of land to establish Weston Oaks Unit 8 Subdivision, generally located southwest of the intersection of Potranco Road and Groesenbacher Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).
- Item # 12 **21-11800300:** Request by Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Southton Meadows Subdivision Unit 8, generally located south of the intersection of Henze Road and Southton Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

No Public Comment

Motion

Vice Chair Peck asked for a motion for the items as presented.

Commissioner C. Garcia motioned for **Approval**.

Second: Commissioner M. Garcia

In Favor: Carrillo Haynes, C. Garcia, Siegel, Dessouky, M. Garcia, Proffitt, Bustamante

Opposed: None

Recused: Peck

Motion Passed as Approval with vote 7-0.

Commissioner Peck returned at 9:14.

Individual Items

Item # 4 **20-11800360:** Request by Blake Harrington, CW-Mustang Oaks, LLC, for approval to replat and subdivide a tract of land to establish Mustang Oaks Subdivision, generally located southeast of the intersection of Jones Maltzberger Road and Redland Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Public Comment

Dr. Cat Straus, 16611 Stallion Cross, spoke in opposition.

Robert Miller, 16603 Stallion Cross, spoke in opposition.

Richard Kilpper, 16607 Stallion Cross, spoke in opposition.

Sabrina Santiago, Capitals Program Manager, Public Works, CoSA, went over the flood plain approval process.

Motion

Vice Chair Peck asked for a motion as the item presented.

Commissioner Proffitt motioned for **Approval**.

Second: C. Garcia

In Favor: Carrillo Haynes, C. Garcia, Siegel, Dessouky, M. Garcia, Proffitt, Peck, Bustamante

Opposed: None

Motion Passed as Approval with vote 8-0.

- Item #17 **PA-2021-11600072:** A request by Killen, Griffin & Farrimond, 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 “Rural Estate Tier” to “General Urban Tier” on 16.93 acres out of NCB 18333, generally located in the 7000 Block of Heuermann Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700218) (Mirko Maravi, Senior Planner, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Applicant requested continuance until December 15, 2021, Planning Commission Meeting.

Public Comment

Voicemail:

Franchesca Castellano, 8130 Poconos Run, spoke in opposition.

Julie Simms, 17814 Maui Sands, spoke in opposition.

Kristin Nickell, 25202 Ima Ruth Parkway, spoke in opposition.

Alan Bourg, 24302 Grace Park, spoke in opposition.

Anne Renthal, 7599 Heuermann Road, spoke in opposition.

Motion

Vice Chair Peck asked for a motion for continuance of the item to December 15, 2021.

Commissioner Proffitt motioned for continuance of the item to December 15, 2021.

Second: Commissioner Siegel

In Favor: Carrillo Haynes, C. Garcia, Siegel, Dessouky, M. Garcia, Proffitt, Peck,
Bustamante

Opposed: None

Motion Passed as Continuance to December 15, 2021, with vote 8-0.

Commissioner Christopher Garcia recused himself at 9:40 A.M.

Item # 18 **PA-2021-11600078:** PLAN AMENDMENT CASE PA-2021-11600078 (Council District 8): A request, by Brown & Ortiz, representative, for Approval of a Resolution amending the Medical Center Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Medium Density Residential" to "Urban Mixed Use" on 2.9798 acres out of NCB 14697, located at 4891 Gus Eckert Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700238 CD). (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department).

Caroline McDonald, representative for the applicant, gave presentation on project.

Public Comment

Colleen Waquespach, 1603 Tarton Lane, spoke in opposition.

Tut Jone, 601 Jones, spoke in favor.

Austin Payne, 13414 Rogers Garden, spoke in favor.

Drew Power, 7110 High Step, spoke in favor.

Sam Brammell, 25547 River Ranch, spoke in favor.

Seth Synder, 111 NW First Street, spoke in favor.

Jameson Bedey, 5818 Sherbrooke Oak, spoke in favor.

Alex Stallings, 5818 Sherbrooke Oak, spoke in favor.

Patrick Thomson, 5818 Sherbrooke Oak, spoke in favor.

Gabriel Martinez, 5815 Sherbrooke Oak, spoke in favor.

Brandon Ruiz, 5818 Sherbrooke Oak, spoke in favor.

Justin Motl, 8210 Babe Ruth, spoke in favor.

Lilly Rink, 8210 Babe Ruth, spoke in favor.

Logan Rhodes, 5818 Sherbrooke Oak, spoke in favor.

Jaycee Clark, 8210 Babe Ruth, spoke in favor.

Gina Ramirez, 13414 Rutgers, spoke in favor.

Teri Lopez, 8202 Sterling Green, spoke in favor.

Rosie Lopez, 8208 Sterling Green, spoke in favor.

Brenda Garcia, 5007 Taylor Kenton, left voicemail in opposition.

Motion

Vice Chair Peck asked for a motion of the item as presented.

Commissioner Siegel motioned for **Approval**.

Second: Commissioner Michael Garcia

In Favor: Carrillo Haynes, Siegel, Dessouky, M. Garcia, Proffitt, Peck, Bustamante

Opposed: None

Recused: M. Garcia

Motion Passed as Approval with vote 7-0.

Commissioner Christopher Garcia returned at 10:06 A.M.

Item # 20 **PA-2021-11600098:** A request by Mint Development LLC, applicant, for Approval of a Resolution amending the 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 "Medium Density Residential" on Lot 22, Block 10, NCB 2021, located at 315 Cincinnati Avenue. Staff recommends Denial. (Associated Zoning Case Z-2021-10700279) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department).

Applicant was unable to be present, request for continuance until December 15, 2021.

Motion

Vice Chair Peck asked for a motion for continuance of the item to December 15, 2021.

Commissioner Proffitt motioned for continuance of the item to December 15, 2021.

Second: Commissioner M. Garcia

In Favor: Carrillo Haynes, C. Garcia, Siegel, Dessouky, M. Garcia, Proffitt, Peck, Bustamante

Opposed: None

Motion Passed as Continuance to December 15, 2021, with vote 8-0.

Item # 26 Consideration and Action to amend the Planning Commission Technical Advisory Committee Bylaws. (Monique Mercado, Principal Planner, (210) 2075016, monique.mercado@sanantonio.gov, Development Services Department.).

Logan Sparrow, Policy Administrator, Development Services, CoSA, presented the recommended amendments for the PTAC Bylaws submitted by the Bylaws Committee. The Planning Commissioners recommended minor amendments to the bylaws.

Commissioners gave their input and on the changes.

Motion

Vice Chair Peck asked for a motion for the item as presented.

Commissioner Bustamante motioned to **Approval**.

Second: Proffitt

In Favor: Carrillo Haynes, C. Garcia, Siegel, Dessouky, M. Garcia, Proffitt, Peck, Bustamante

Opposed: None

Motion Passed as Approved with vote 8-0.

3:33 Commissioner M. Garcia left the meeting.

10:43 Commissioner Siegel left the meeting.

Item #27 Discuss possible Unified Development Code (UDC) amendments from Planning Commission.

Logan Sparrow, Policy Administrator, Development Services, CoSA, presented three amendments that would potentially be added to the Unified Development Code.

Adjournment

There being no further business, the meeting was adjourned at 10:46 A.M.

APPROVED:

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director