

City of San Antonio



DRAFT

Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, January 12, 2022

2:00 P.M.

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

- Roll Call
 - Present: Carrillo Haynes, Siegel, Dessouky, Michael Garcia, Proffitt, Peck, Gonzalez, Bustamante, Oroian
 - Absent: Jackson, C. Garcia
- 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Withdrawn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 # 16 PLAN AMENDMENT CASE PA-2021-11600118

Combined Items

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

Plats

- Item # 1 **19-11800473:** Request by Bruce C. Petersen, La Cantera Development Company, LLC, for approval to subdivide a tract of land to establish The Heights North, Unit 4A (Enclave) Subdivision, generally located northwest of the intersection of Interstate 10 and La Cantera Parkway. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 2 **20-11800052:** Request by Fred Ghavidel, L&F-1, L.L.C for approval to replat and subdivide a tract of land to establish Lowrie Place Subdivision, generally located east of the intersection of Weidner Road and Lowrie. Staff recommends Approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item #3 **20-11800062:** Request by Matthew D. Miller, QT South, LLC, for approval to replat and subdivide a tract of land to establish QT 4068 Addition Phase 2 Subdivision, generally located southwest of the intersection of Potranco Road and State Highway 211. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item #4 **20-11800106:** Request by Charlie Keels, EMF Lower Broadway, LLC, for approval to replat and subdivide a tract of land to establish Lower Broadway MF, IDZ Subdivision, generally located northeast of the intersection of Interstate 35 and Highway 281. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 5 **20-11800175:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Copper Canyon Unit 8 Subdivision, generally located northeast of the intersection of US Highway 281 and Wiley Road. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

- Item # 6 **20-11800179:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Whisper Falls Unit 3A Subdivision, generally located southeast of the intersection of State Highway 211 and U.S. Highway 90 West. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 7 **20-11800246:** Request by Leslie K. Ostrander, CHTEX of Texas, Inc. for approval to subdivide a tract of land to establish Whisper Falls Unit 4D Subdivision, generally located southeast of the intersection of Masterson Road and U.S. Highway 90. Staff recommends Approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 9 **20-11800489:** Request by Andrew Rodriguez (Agent), Springs SA LLC., for approval to subdivide a tract of land to establish Blue Ridge Ranch Unit 1C Subdivision, generally located northeast of the intersection of Loop 410 and New Sulphur Springs Road. Staff recommends Approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 10 **20-11800502:** Request by Richard Mott, Lennar Homes of Texas Land & Construction Ltd., for approval to subdivide a tract of land to establish Elm Trails Subdivision, generally located northeast of the intersection of Walzem Road and Seguin Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
- Item # 12 **21-11800024:** Request by Paul Powell, HDC Westlakes, LLC and Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to replat and subdivide a tract of land to establish Westlakes Unit 7 Subdivision, generally located southwest of the intersection of South Loop 1604 West and FM 143. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item # 14 **21-11800313:** Request by Rajeev Puri, The Panhandle at Brenthurst, LLC, for approval to replat and subdivide a tract of land to establish Avila at the Dominion Unit 2A Subdivision, generally located northeast of the intersection of Interstate 10 and Camp Bullis Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 16 **21-11800236:** Request by Jason Townsley, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Texas Research Park, Units -10A & 13 Subdivision, generally located northwest of the intersection of US Highway 90 and State Highway 211. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Comprehensive Master Plan Amendments

- Item # 20 **PLAN AMENDMENT CASE PA-2021-11600094** (Council District 9): A request by CIRI Sonterra 281 LLC, applicant, 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 "Regional Center" to "Mixed Use" on 9.041 acres out of NCB 17225, generally located in the 1400 Block of East Sonterra Boulevard. Staff recommends Approval. (Associated Zoning Case Z-2021-10700268) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)
- Item # 21 **PLAN AMENDMENT PA-2021-11600104** (ETJ - Closest to Council District 8): A request by Patrick Christensen, representative, for Approval of a Resolution to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan, from "Low Density Residential" to "Light Industrial" on CB 4707 P-5 ABS 340, generally located North of the intersection of Old Boerne Stage Road and Dos Cerros Drive. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)
- Item # 22 **PLAN AMENDMENT CASE PA-2021-11600115** (Council District 4): A request, by Killen, Griffin, & Farrimond, PLLC, representative, 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 "Mixed Use Center" to "Regional Center" on 67.570 acres out of CB 4005, generally located in the 11200 Block of South Zarzamora. Staff recommends Approval. (Associated Zoning Case Z-2021-10700056) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Other Items

- Item # 23 **S.P. 2253** – Resolution recommending the closure, vacation and abandonment of an improved portion of Avenue B Street Public Right-of-Way and an improved 16-foot wide alley Public Right-of-Way within New City Block 431 in Council District 1, as requested by First Baptist Church of San Antonio and 405 Broadway LLC for a fee of \$222,600.00. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)
- Item # 24 **S.P. 2264** Consideration of a Resolution recommending the closure, vacation, and abandonment of a 1.334 acre-tract of unimproved portions of Haven Drive, Kimball Drive and Sumack Drive Public Rights-of-Way, platted in the Rollingwood Estates Unit 3 subdivision plat in Council District 7, as requested by JUV Properties, LLC. Staff recommends approval. [Mary L. Fors, Senior Real Estate Specialist, Public Works, (210) 207-4083. Mary.Fors@sanantonio.gov]

Item # 25 Resolution recommending the closure, vacation, and abandonment of a 0.055-acre improved portion of Teresa Street Public Right-of-Way located between NCB 6674 and NCB 6675 as platted in the Colonia Buena Vista Addition subdivision plat in Council District 5, as requested by 387, LLC. Staff recommends approval. [Mary L. Fors, Senior Real Estate Specialist, PWD, (210) 207-4083, mary.fors@sanantonio.gov]

No Public Comment

Motion

Madame Chair Gonzalez asked for a motion for the items as presented.

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

Second: Commissioner Siegel

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

Opposed: None

Motion Passed as Approval with vote 9-0.

Recusals

Commissioner Peck recused himself at 2:17 PM.

Item #11 **20-11800595:** Request by Antonio Quadrini, Qube Property Development LLC, for approval to subdivide a tract of land to establish E. Courtland Place Townhomes IDZ Subdivision, generally located Northwest of the intersection of Interstate Highway 35 and North Saint Mary's Street. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

Item # 13 **21-11800189:** Request by Chesley L Swann III, Milestone Potranco Development, LTD. for approval to subdivide a tract of land to establish Olson Subdivision Unit 4, generally located southeast of the intersection Marbach Road and Grosenbacher Road. Staff recommends Approval. (Joshua T Orton, Planner, 210-207-8050, Joshua.Orton@sanantonio.gov, Development Services Department)

No Public Comment

Motion

Madame Chair Gonzalez asked for a motion for the items as presented.

Commissioner Carrillo Haynes motioned for **Approval**.

Second: Commissioner M. Garcia

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

Opposed: None

Motion Passed as Approval with vote 8-0.

Commissioner Peck returned at 2:17 PM.

Individual Items

- Item # 8 20-11800477: Request by Jason Townsley, KB Home Lone Star, INC, for approval to replat and subdivide a tract of land to establish Fischer Tract Unit 3D Subdivision, generally located northeast of the intersection of Evans Road and Cielo Vista. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

Public Comment

John Janis Sr., 5415 Espinosa Way, spoke in opposition.

Motion

Madame Chair Gonzalez asked for a motion as the item presented.

Commissioner Carrillo Haynes motioned for **Approval**.

Second: M. Garcia

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

Opposed: None

Motion Passed as Approval with vote 9-0.

Item # 15 **Street Name Change Case ADDR-SNC-21-12700004:** A request by Michael Cooremans for approval of a resolution to change Enrique M Barrera Parkway to Historic Old Highway 90, generally located between South San Gabriel Avenue and US Hwy 90 access.

Public Comment

Michael Cooremans, 659 Old Highway 90, spoke in favor.

Javier Gutierrez, 554 Old Highway 90, spoke in favor.

Elginio Rodriguez, 450 San Gabriel, spoke in favor.

Ramon Rodriguez, 910 Old Highway 90, deferred his time to Javier Gutierrez.

Richard Ramirez, 436 Marquette, deferred his time to Michael Cooremans.

Humberto Ramierez, 10303 Cone Hill Drive, deferred his time to Elginio Rodriguez.

Madam Chair Gonzalez asked for a motion for a motion as the items as presented.

Commissioner Carrillo Haynes motioned for **Approval**.

Second: Commissioner M. Garica

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

Opposed: None

Motion Passed as Approval with vote of 9-0.

Item # 17 **PLAN AMENDMENT PA-2021-11600013** (Council District 4): A request, by Parra & Co., LLC, applicant, for Approval of a Resolution amending the Kelly/S. San P.U.E.B.L.O Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Neighborhood Commercial” to “Community Commercial” on 0.6034 acres out of NCB 8758, located at 819 New Laredo Highway. Staff recommends Denial. (Associated Zoning Case Z-2021-10700034) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

No Public Comment

Eduardo Gonzalez, on behalf of applicant, spoke about the project and answered Commissioner’s questions.

Motion

Madam Chair Gonzalez asked for a motion for item as presented.

Commissioner Carrillo Haynes motioned for **Approval**.

Second: Commissioner Proffitt

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

Opposed: None

Motion Passed as Approval with vote of 9-0.

Item # 19 **PLAN AMENDMENT CASE PA-2021-11600067** (Council District 8): A request by DeZavala Ventures, Ltd, applicant, for Approval of a Resolution amending the UTSA Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Community Commercial" to "Medium Density Residential" on 13.00 acres out of NCB 14861, generally located in the 6400 Block of De Zavala Road. Staff recommends Approval. (Associated Zoning Case Z-2021-10700207) (Richard Bautista-Vazquez, Planner, (210) 207-0215, richard.bautista-vazquez@sanantonio.gov, Development Services Department)

Applicant requested a continuance to the January 26 Planning Commission meeting to have more time to speak with neighbors opposed to project.

Public Comment

Voicemails:

Shelly McVee, 10523 Westfield place, spoke in opposition.

Julia Ommar, 1229 Stable Drive, spoke in opposition.

Motion

Vice Chair Peck asked for a motion for **Continuance**.

Commissioner Proffitt motioned for **Continuance**.

Second: Commissioner M. Garica

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

Opposed: none

Motion Passed as Continuance to January 26, 2022 with vote of 9-0.

Item # 18 **PLAN AMENDMENT CASE PA-2021-11600015** (Council District 1): A request, by Brown & Ortiz, representative, 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 Mixed Use" to "Regional Mixed Use" on 0.924 acres out of NCB 769, located at 419 San Pedro Avenue and 425 San Pedro Avenue. Staff recommends Denial. (Associated Zoning Case Z-2021-10700056) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

Ken Brown, from Brown and Ortiz, spoke on behalf of the applicant about the proposed project.

Motion

Madame Chair Gonzalez asked for a motion for item as presented.

Commissioner M. Garcia motioned for **Approval**.

Second: Proffitt

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

Opposed: None

Motion Passed as Approval with vote of 9-0.

Item # 26 Discussion and possible action on proposed 2021 UDC Amendments from the Planning Commission. (Monique Mercado, Principal Planner, (210) 207-5016, monique.mercado@sanantonio.gov, Development Services Department.)

Monique Mercado, Principal Planner with Development Services, gave presentation on the two 2021 UDC Amendments.

Motion

Madame Chair Gonzalez asked for a motion for item as presented.

Commissioner Oroian motioned for **Approval**.

Second: Carrillo Haynes

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

Opposed: None

Motion Passed as Approval with vote of 9-0.

Approval of Minutes

Item # 20 Consideration and Action of the Minutes from December 15, 2022, Planning Commission.

Motion

Vice Chair Peck asked who was in favor of approving the minutes as presented, Dessouky abstained, Carrillo Haynes, Siegel, M. Garcia, Proffitt, Peck, Bustamante,

Oroian and Gonzalez were unanimous.

Motion passed as Approval with Unanimous Vote.

Adjournment

There being no further business, the meeting was adjourned at 3:23 PM.

APPROVED:

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director