

City of San Antonio



**DRAFT**

**Planning Commission Minutes**

Development and Business Services  
Center  
1901 South Alamo

**Wednesday, February 23, 202**

**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.

Matthew Proffitt, Chair  
Julia Carrillo Haynes, Vice Chair  
George Peck Pro-Tem  
Bryan Lopez | Meredith Siegel | Britney Schindler | Michael Garcia Jr.  
| Samer Dessouky | Anamari Milam

**Ex-Officio Members**

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

**12:00 P.M. - Work Session –**

- a. **Discussion on proposed 40 external UDC amendments that are beyond editing and clarifying. No official action will be taken.**
- b. **Briefing on the Draft Highway 151 and Loop 1604 Area Regional Center Plan.**
- c. **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 P.M. - Call to Order**

- **Roll Call**
- **Present: Dessouky, Garcia, Milam, Schindler, Lopez, Siegal, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt**
- **Absent: None**
- **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.*

**Public Comment:**

Julieanna Cline, 7502 Castle Green, spoke in opposition for item 18.

**Combined Items**

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

**Plats**

- Item # 1      **19-11800416:** Request by Blake E. Harrington, Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Liberte Ventura, Unit 7 Subdivision, generally located northwest of the intersection of Binz-Engleman Road and FM 1516. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 2      **20-11800035:** Request by Gil Berkovich, Alamar SA, LLC, for approval to subdivide a tract of land to establish Bulverde Oaks Gold Canyon Subdivision, generally located northeast of the intersection of Loop 1604 and Bulverde Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item #3      **20-11800483:** Request by Leslie K. Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Valdez Subdivision, Unit 2 Subdivision, generally located northeast of the intersection of Highway 90 and Highway 211. Staff recommends Approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)
- Item #4      **21-11800005:** Request by Blake Harrington, Starlight Homes; and Talley Road, LTD for approval to subdivide a tract of land to establish Hooten Tract, Unit 2A-2 Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends Approval. (Joshua Orton, Senior Planner, 210-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 5      **21-11800025:** Request by Harry L. Hausman, Lyndsey Haus Development, LLC, for approval to subdivide a tract of land to establish Boardwalk Subdivision, generally located southwest of the intersection of Interstate 10 and FM 1518. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

- Item # 6      **21-11800117:** Request by Lloyd A. Denton Jr., Annabelle Ranch Unit 1 Ltd., for approval to subdivide a tract of land to establish Annabelle Ranch Unit 3 Subdivision, generally located southeast of the intersection of South Foster Road and US Highway 87. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)
- Item # 7      **21-11800141:** Request by Rudy Munoz, Century Land Holdings, LLC, for approval to replat and subdivide a tract of land to establish Millican Grove Phase 4, generally located southwest of the intersection of Graytown Road and Interstate 10. Staff recommends Approval. (Joshua Orton, Senior Planner, 210-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 8      **21-11800182:** Request by Martin Rico, Gramercy Village, LLC, for approval to subdivide a tract of land to establish Gramercy Village Enclave Subdivision, generally located southwest of the intersection of Old Farm-to-Market Road 471 West and Culebra Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
- Item # 9      **21-11800194:** Request by David A. McGowen, M/I Homes of San Antonio LLC, for approval to subdivide a tract of land to establish Blue Ridge Ranch Subdivision Unit 9 Subdivision, generally located northeast of the intersection of New Sulphur Springs Road and Southcross Ranch Road. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
- Item #10      **21-11800204:** Request by Mesha Millsap, Rio Perla Properties, LP, for approval to replat a tract of land to establish Pearl Karnes I.D.Z. Subdivision, generally located northwest of the intersection of Interstate 35 and US Highway 281. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item # 11      **21-11800248:** Request by Kirk Breitenwischer, Castlerock Communities, LLC for approval to subdivide a tract of land to establish Red Hawk Landing Unit 1A Subdivision, generally located southeast of the intersection of South WW White Road and Hildebrandt Road. Staff recommends Approval. (Joshua Orton, Senior Planner, 210-207-7945, Joshua.Orton@sanantonio.gov, Development Services Department)
- Item # 12      **21-11800360:** Request by Joe Aycock, Brooks Retail Partners, LTD, for approval to subdivide a tract of land to establish Brooks Town Center East Subdivision, generally located southeast of the intersection of Southeast Military Drive and South New Braunfels Avenue. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

- Item # 13      **22-12000001:** Request by Jacobo Malca, Milestone Land Investments, Ltd., for approval of a two (2) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC) for Plat # 180092 Dodge City Square Subdivision, generally located northwest of the intersection of West Loop 1604 and Marbach Road. Staff recommends Approval. (Kelsey Salinas, Planner, 210-207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

### **Variances**

- Item # 14      **TPV 22-019 TRE-APP-APP21-38801076** – McCrary Tract Subdivision Units 1, 2, 4, & 5 - Variance Request to mitigate for removal of significant trees in excess of the 80% tree preservation requirements and below 100% preservation of heritage trees within the Floodplain & Environmentally Sensitive Areas in place under the 2010 Tree Preservation Ordinance. Requested by Sean McFarland, P.E., Cude Engineers, for a variance to remove trees in excess of the 80% preservation of tree stand preservation within the Floodplain and 100% heritage tree preservation requirement within the Floodplain and Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance. Staff supports the variance request.
- Item # 15      **TPV 22-018 TRE-APP-APP21-38800372** – Stillwater Ranch Phase 3 MDP - Variance Request to mitigate for removal of tree stand in excess of the 80% tree preservation requirements within the Environmentally Sensitive Areas (ESA) in place under the 2010 Tree Preservation Ordinance. Requested by Jon Robinson, Horizon Design and Development, for a variance to remove trees in excess of the 80% preservation of tree stand preservation within the Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance. Staff supports the variance request.

### **Comprehensive Master Plan Amendments**

- Item # 16      **(Continued from 02/09/2022) PLAN AMENDMENT CASE PA-2022-11600002** (Council District 2): A request by Shahram Mahmoudi, applicant, for Approval of a Resolution amending the Dignowity Hill Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the land use classification from "Low Density Residential" to "Low Density Mixed Use" on Lot 14, Block G, NCB 1659, located at 917 Nolan Street. Staff recommends Approval. (Associated Zoning Case Z-2022-10700005) (Rebecca Rodriguez, Planner, (210) 207-0120, Rebecca.Rodriguez@sanantonio.gov, Development Services Department)

## Other Items

- Item # 21      A resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, by removing a proposed segment of Marbach Road, a Secondary Arterial Type A requiring 86 feet of right-of way, between existing Pinn Road and existing Highway 151. (Teena Bailey, Special Projects Manager, 210-207-7761, teena.bailey@sanantonio.gov, Transportation Department)

### No Public Comment

### Motion

Chair Proffitt asked for a motion for the consent agenda with the exceptions of 17, 18, 19, and 20.

Commissioner Peck motioned for **Approval**.

**Second:** Commissioner Siegel

**In Favor:** Dessouky, Garcia, Milam, Schindler, Lopez, Siegal, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt

**Opposed:** None

**Motion Passed as Approval**

## Individual Items

- Item # 17      **PLAN AMENDMENT CASE PA-2022-11600005 (Council District 1):** A by request by Reyna Symns, property owner, 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 Lots 13-16, Block 33, NCB 8430, located at 714 Vance Jackson. Staff recommends Denial. (Associated Zoning Case Z-2022-10700015) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

### Public Comment

Julieanna Cline, 7502 Castle green, spoke in opposition for item 18.

Reyna Symns, applicant, stated the request is for "Community Commercial" for a seamstress shop.

**Motion**

Chair Proffitt asked for a motion as the item presented.

Commissioner Peck made a motion for Denial.

**Second:** Commissioner Milam

**In Favor:** Dessouky, Garcia, Milam, Schindler, Siegal, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt

**Opposed:** Lopez

**Motion Passed as Denial with a vote of 11-1**

Item # 18      PLAN AMENDMENT CASE PA-2022-11600007 (Council District 2): A request by Killen, Griffin, Farrimond, PLLC, representative, for Approval of a Resolution amending the Camelot 1 Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Low Density Residential” and “Business Park” to "Business Park" on 48.9062 Acres out of NCB 15894, generally located Northwest of Eisenhower Road and Walzem Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700017) (Summer McCann, Planner, (210) 207-5876, summer.mccann@sanantonio.gov, Development Services Department)

**No Public Comment**

James Griffin, Killen, Griffin, & Farrimond Group, representative, presented the request for “Business Park” for open space and pedestrian walkways for an office warehouse project.

**Motion**

Chair Proffitt asked for a motion as the item presented.

Commissioner Carrillo Haynes made a motion for **Approval**.

**Second:** Commissioner Garcia

**In Favor:** Dessouky, Garcia, Milam, Schindler, Lopez, Siegal, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt

**Opposed:** None

**Motion Passed as Approval**

Item # 19 **PLAN AMENDMENT CASE PA-2022-11600009 (Council District 7):** A request by Ridge DB, LLC, applicant, 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 "Suburban Tier" to "Mixed Use Center" on 3.897 acres out of NCB 34479, located at 10225 Braun Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700021) (Despina Matzakos, Planner, (210) 207-5407, Despina.Matzakos@sanantonio.gov, Development Services Department)

**No Public Comment**

Emilie Weissler, Killen, Griffin, & Farrimond Group, representative, presented the request for "Mixed-Use" for multi-family units and commercial.

James Griffin, Killen, Griffin, & Farrimond Group, representative, answered commissioner questions.

Melissa Ramirez, DSD, Assistant Director, answered commissioner questions.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Peck made a motion for **Approval**.

**Second:** Commissioner Siegel

**In Favor:** Dessouky, Garcia, Milam, Schindler, Lopez, Siegal, Bustamante, Courage, Peck, Proffitt

**Opposed:** Oroian, Carrillo Haynes

**Motion Passed as Approval**

Item # 20 Discussion and Action for Planning Commission to sponsor 40 proposed external UDC amendments that are beyond editing and clarifying. The 40 external amendments affecting the following sections of the UDC: 35-390, 35-420, Division 5 Natural resource protection, 35-102, 35-301, 35-430, 35-503, 35-525, 35-A101, 35-523, 35-402, 35-422, 35-399.06, 35-409, 35-F106, 35-F124, 35-F131, Appendix H Chapters 2, Appendix H Chapter 4, Appendix H Chapter 19, 35-343.01, 35-503, 35-310.01, 35-408, 35-403, 35-310.01, 35-374.01, 35-399.03, 35-409, 35-377, 35-373, 35-334, 35-399.07, 35-399.04, 35-397, 35-408, 35-311. (Logan Sparrow, Policy Administrator, 210-207-8691 UDCamendments@sanantonio.gov, Development Services Department).

Logan Sparrow, DSD Policy Administrator, presented the UDC amendment items to the commission.

Leslie Provence, applicant, amendment 6-1.  
0 notice received in favor, and 0 notice received in opposition.

Leslie Provence, applicant, amendment 6-3.  
0 notice received in favor, and 0 notice received in opposition.

Leslie Provence, applicant, amendment 6-4.  
0 notice received in favor, and 0 notice received in opposition.

Leslie Provence, applicant, amendment 6-5.  
0 notice received in favor, and 0 notice received in opposition.

Leslie Provence, applicant, amendment 6-6.  
0 notice received in favor, and 0 notice received in opposition.

Leslie Provence, applicant, amendment 6-7.  
0 notice received in favor, and 0 notice received in opposition.

Dawn Davies, applicant, amendment 25-1.  
50 notices received in favor, and 0 notice received in opposition.

James McKnight, applicant, amendment 30-1.  
0 notice received in favor, and 0 notice received in opposition.

### **Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Carrillo Haynes made a motion to sponsor the following amendments to PCTAC:

- 6-1, DIVISION 5. – NATURAL RESOURCE PROTECTION
- 6-3, Sec. 35-301. - Purpose.
- 6-4, Sec. 35-430. - Applicability and General Rules.
- 6-5, Sec. 35-503. - Parkland Dedication Requirement.
- 6-6, Sec. 35-525. - Outdoor Storage Standards.
- 6-7, Sec. 35-A101. - Definitions and Rules of Interpretation.
- 25-1, Sec. 35-339.04 – Military Lightning Overlay Districts.
- 30-1, Sec.35-311 – Use Regulations

**Second:** Commissioner Peck

**In Favor:** Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt

**Opposed:** None

**Motion Passed as Approval**

**Public Comment:**

**Voicemails:**

Brandon, 225 Madison, 16-2 and 16-3, opposition.

Caleb James, 1800 E Carson St, favor.

Cindy Towers, 614 E Carson, favor.

Colleen, NNOD, 16-1 through 16-12, favor.

Eilene Roth, 101 Crofton, 16-1, 16-2, 16-3, 16-5, 16-7, 16-9, 16-12, favor.

Jones Cullen, 1123 Nolan, 16-2, and 16-3, favor.

Marjorie Lucey, GEAA amendments, favor.

Sarah Caruso, 12350 Maple Tree St, Tanglewood NA, 16-1 through 16-12, favor.

Sue Snyder, 5655 Lockhill Rd, Oakland Estates NA, 16-4, favor.

Tom Roth, 101 Crofton, 16-1, 16-2, 16-3, 16-5, 16-7, 16-9, 16-12, favor.

**In Person:**

Cynthia Spielman, applicant, 16-1 through 16-12.

**Citizens:**

Margaret Leeds, 308 King William, favor 16-1 through 16-12.

Shawn Campbell, 524 King William, favor 16-1 through 16-12.

Stephanie Reyes, 1805 Tesoro Dr, Real Estate Council, opposition for GEAA Amendments.

Aaron Parencia, 1805 Tesoro Dr, opposition 14-2 and 14-3.

Caleb Chance, 1805 Tesoro Dr, opposition 14-6.

Fernando Diego, 1805 Tesoro, Real Estate Council, opposition GEAA amendments.

Cosima Calvin, 817 W. Magnolia, favor 16-1 through 16-12 and GEAA amendments.

Ross Laughead, 5975 Lockhill, favor 16-4, representative for Antonio Garcia, the applicant listed for 16-4.

Bruce Mery, 6162 Lockhill, favor 16-4.

Leticia Sanchez, 1710 Veva Cruz, favor 16-1 through 16-12, and 14-1 through 14-9.

Mitch Hagney, 1829 Santa Ana, Urban Farmer, favor for 6-1, 6-4, and 6-6.

Bianca Maldonado, 457 Club Dr, favor all amendments.

Alisa Peace, 247 Army Blvd, GEAA representative, favor for GEAA amendments.

Brendan Gibbons, 1809 Blanco, passed

Nathan Glary, 1809 Blanco, passed.

**Individual Amendments:**

David Littlefield, applicant, amendment 1.1

0 notice received in favor, and 0 notice received in opposition.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Siegel made a motion to sponsor the following amendment to PCTAC:

- 1-1, Sec. 35-390 Transitional Homes

**Second:** Commissioner Milam

**In Favor:** Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt

**Opposed:** None

**Motion Passed as Approval**

Steve Versteeg, Applicant, amendment 4.2  
0 notice received in favor, and 0 notice received in opposition.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Oroian made a motion to deny the following amendment to PCTAC:

- 4-2, Sec. 35-420 – Comprehensive, Neighborhood, Community, Perimeter and Sector Plans

**Second:** Commissioner Peck

**In Favor:** Garcia, Siegel, Dessouky, Lopez, Schindler, Oroian, Bustamante, Peck, Carrillo Haynes, Proffitt

**Opposed:** Milam, Courage

**Motion Passed as Denial**

Leslie Provence, Applicant, 6.2 amendment.  
0 notice received in favor, and 0 notice received in opposition.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Councilman Courage made a motion to sponsor the following amendment to PCTAC:

- 6-2, Sec. 35-102. – General Purpose and Intent

**Second:** Commissioner Milam

**In Favor:** Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Courage, Peck, Carrillo Haynes, Proffitt

**Opposed:** Oroian, Bustamante

**Motion Passed as Approval**

Justin Krobot, applicant, amendment 8.1

0 notice received in favor, and 0 notice received in opposition.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Milam made a motion to sponsor the following amendment to PCTAC:

- 8-1, 35-523 – Tree Preservation

**Second:** Commissioner Schindler

**In Favor:** Siegel, Dessouky, Lopez, Schindler, Milam, Oroian, Bustamante, Peck, Carrillo Haynes, Proffitt

**Opposed:** Garcia

**Abstained:** Courage

**Motion Passed as Approval**

John Gonzales, applicant, amendment 12.1 and 12.2

0 notice received in favor, and 0 notice received in opposition.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Bustamante made a motion to deny the following amendments to PCTAC:

- 12-1, 35-402 – Completeness Review
- 12.2, 35-422 – Conditional Zoning

**Second:** Councilman Courage

**In Favor:** Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt

**Opposed:** None

**Motion Passed as Denial**

Theresa Ybanez, applicant, amendment 13.1

1 notice received in favor, and 0 notice received in opposition.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Oroian made a motion to deny the following amendment to PCTAC:

- 13-1, Sec. 35-339.06. - "MPOD" Mission Protection Overlay Districts.

**Second:** Commissioner Garcia

**In Favor:** Garcia, Siegel, Schindler, Oroian, Bustamante

**Opposed:** Dessouky, Lopez, Milam, Courage, Peck, Carrillo Haynes, Proffitt

**Motion Failed**

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Milam made a motion to sponsor the following amendment to PCTAC:

- 13-1, Sec. 35-339.06. - "MPOD" Mission Protection Overlay Districts.

**Second:** Commissioner Carrillo Haynes

**In Favor:** Dessouky, Lopez, Milam, Courage, Peck, Carrillo Haynes, Proffitt

**Opposed:** Garcia, Siegel, Schindler, Oroian, Bustamante

Theresa Ybanez, amendment, 13-2.

1 notice received in favor, and 0 notice received in opposition.

Steve Versteeg, applicant, amendment 16-6.

35 notices received in favor, and 0 notice received in opposition.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Carrillo Haynes made a motion to sponsor the following amendments to PCTAC:

- 13-2, Sec. 35-409. - Citizen Participation Plan
- 16-6. Sec. 35-409. – Citizen Participation Plan

**Second:** Councilman Courage

**In Favor:** Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Oroian, Bustamante, Courage, Peck, Carrillo Haynes, Proffitt

**Opposed:** None

**Motion Passed as Approval**

**Commissioner Carrillo Haynes exited the Planning Commission meeting at 5:27 pm.**

Deborah Reid, applicant, amendment 14-1.

15 notices received in favor, and 0 notice received in opposition.

Deborah Reid, applicant, amendment 14-2.

15 notices received in favor, and 0 notice received in opposition.

Deborah Reid, applicant, amendment 14-4.

15 notices received in favor, and 0 notice received in opposition.

Deborah Reid, applicant, amendment 14-5.

15 notices received in favor, and 0 notice received in opposition.

Deborah Reid, applicant, amendment 14-6.

15 notices received in favor, and 0 notice received in opposition.

Deborah Reid, applicant, amendment 14-7.

15 notices received in favor, and 0 notice received in opposition.

Deborah Reid, applicant, amendment 14-8.  
15 notices received in favor, and 0 notice received in opposition.

Deborah Reid, applicant, amendment 14-9.  
15 notices received in favor, and 0 notice received in opposition.

### **Motion**

Chair Proffitt asked for a motion for item as presented.

Councilman Courage made a motion to sponsor the following amendments to PCTAC:

- 14-1, Sec. 35-F124 – Allowable Development Within the Regulatory Floodplain
- 14-2, Sec. 35-F124 – Allowable Development Within the Regulatory Floodplain
- 14-4, Sec. 35-F131 – Requirement
- 14-5, Appendix H – Storm Water Design Criteria Manual. Chapter 2 – Drainage Policy
- 14-6, Appendix H – Storm Water Design Criteria Manual. Chapter 4 – Planning
- 14-7, Appendix H. Chapter 19 – Definitions
- 14-8, Sec. 35-343.01. - "IDZ" Infill Development Zone: Complete Change of Zoning Applications submitted after November 1, 2018.
- 14-9, Sec. 35-503. – Parkland Dedication Requirement.

**Second:** Commissioner Bustamante

**In Favor:** Garcia, Siegel, Dessouky, Lopez, , Milam, Bustamante, Courage

**Opposed:** Oroian, Schindler, Peck, Proffitt

**Motion Passed as Approval**

Ray Morales, applicant. amendment 16-1.  
37 notices received in favor, and 0 notice received in opposition.

Steve Versteeg, applicant, amendment 16-5.  
35 notices received in favor, and 0 notice received in opposition.

Jorge De La Garza, applicant, amendment 16-9.  
35 notices received in favor, and 0 notice received in opposition.

Mary Johnson, applicant, amendment 16-12.  
36 notices received in favor, and 0 notice received in opposition

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Bustamante made a motion to sponsor the following amendments to PCTAC:

- 16-1, Sec. 35-310.01 – Generally
- 16-5, Sec. 35-A101 – Definitions and Rules of Interpretation
- 16-9, Sec. 35-373. – Attached Dwellings
- 16-12, Sec. 35-310.01. – Generally

**Second:** Commissioner Oroian

**In Favor:** Garcia, Siegel, Dessouky, Lopez, Schindler, Milam, Oroian, Bustamante, Courage, Peck, Proffitt

**Opposed:** None

**Motion Passed as Approval**

**Commissioner Lopez exited the Planning Commission meeting at 6:06 pm.**

Tony Garcia, 243 E Huisache, representative, favor 16-2 and 16-3.

Antonio Garcia, applicant, amendment 16-2.

37 notices received in favor, and 9 notice received in opposition.

Antonio Garcia, applicant, amendment 16-3.

36 notices received in favor, and 9 notices received in opposition.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Oroian made a motion to sponsor the following amendments to PCTAC:

- 16.2, Sec. 35-374.01 – Short Term Rentals
- 16.3, Sec. 35-399.03 – Short Term Rentals (Type 2) Establishments

**Second:** Councilman Courage

**In Favor:** Garcia, Siegel, Dessouky, Schindler, Milam, Oroian, Bustamante, Courage, Peck, Proffitt

**Opposed:** None

**Motion Passed as Approval**

Antonio Garcia, applicant, amendment 16-4.  
36 notices received in favor, and 0 notice received in opposition.

Cynthia Spielman, applicant, amendment 16-8.  
35 notices received in favor, and 0 notice received in opposition.

Steve Versteeg, applicant, amendment 16-10.  
35 notices received in favor, and 0 notice received in opposition.

Steve Versteeg, applicant, amendment 16-11.  
35 notices received in favor, and 0 notice received in opposition.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Councilman Courage made a motioned to sponsor the following amendments to PCTAC:

- 16-4, Sec. 35-420. - Comprehensive, Neighborhood, Community, Perimeter and Sector Plans.
- 16-8, Sec. 35-403. – Notice Provisions.
- 16-10, Sec. 35-408. – Neighborhood Registration.
- 16-11, Sec. 35-403. – Notice Provisions

**Second:** Commissioner Oroian

**In Favor:** Garcia, Siegel, Dessouky, Schindler, Milam, Oroian, Bustamante, Courage, Peck, Proffitt

**Opposed:** None

**Motion Passed as Approval**

Steve Versteeg, applicant, amendment 16-7.  
36 notices received in favor, and 0 notice received in opposition.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Peck made a motion to deny the following amendment to PCTAC:

- 16-7, Sec. 35-377. - Head Shops

**Second:** Commissioner Oroian

**In Favor:** Dessouky, Oroian, Peck, Proffitt

**Opposed:** Garcia, Siegel, Schindler, Milam, Bustamante, Courage

**Motion Failed**

**Motion**

Chair Proffitt asked for a motion for item as presented.

Councilman Courage made a motion to sponsor the following amendment to PCTAC:

- 16-7, Sec. 35-377. - Head Shops

**Second:** Commissioner Siegel

**In Favor:** Garcia, Siegel, Milam, Bustamante, Courage

**Opposed:** Dessouky, Schindler, Oroian, Peck, Proffitt

**Motion Failed**

Steve Versteeg, applicant, amendment 16-7.

36 notices received in favor, and 0 notice received in opposition.

D'Ette Cole, applicant, amendment 26-1.

2 notices received in favor, and 0 notice received in opposition.

**Motion**

Chair Proffitt asked for a motion for the items as presented.

Commissioner Oroian made a motion for a continuance as amended for the following amendments to the March 9, 2022, Planning Commission meeting:

- 16-7, Sec. 35-377. - Head Shops
- 26-1, Sec. 35-397 – Auto and Light Truck Repair and Motor Vehicle Sales.

**Second:** Commissioner Bustamante

**In Favor:** Garcia, Siegel, Dessouky, Schindler, Milam, Oroian, Bustamante, Courage, Peck, Proffitt

**Opposed:** None

**Motion Passed for a continuance.**

**The Planning Commission recessed into a break at 6:36 pm.**

**The Planning Commission reconvened into session at 6:55 pm.**

Logan Sparrow, read statement to the Planning Commission from Joint Base San Antonio.

John Anderson, applicant, amendment 17-1.

Commissioner Peck recommended the amendment be discussed by the working group before reviewed by PCTAC.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Oroian made a motion to sponsor the following amendments to PCTAC with Commissioner Peck's recommendation for pre-discussion:

- 17-1, Sec. 35-334. – "MAOZ" Military Airport Overlay Zone.

**Second:** Commissioner Peck

**In Favor:** Garcia, Siegel, Dessouky, Schindler, Milam, Oroian, Bustamante, Courage, Peck, Proffitt

**Opposed:** None

**Motion Passed as Approval**

Sandy Valenelli, San Antonio River Authority Engineer, representative for Melissa Bryant, applicant, amendment 19-1.

0 notice received in favor, and 0 notice received in opposition.

Allison Elder, Director of Legal, San Antonio River Authority, answered commissioner questions.

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Peck made a motion to sponsor the following amendment to PCTAC:

- 19-1, Sec. 35-399.07 – West Side Creeks Water Quality Protection Area

**Second:** Commissioner Siegel

**In Favor:** Garcia, Siegel, Dessouky, Schindler, Milam, Oroian, Bustamante,  
Courage, Peck, Proffitt

**Opposed:** None

**Motion Passed as Approval**

Steve Versteeg, representative for Marlene Hawkins, applicant, amendment 29-1.  
1 notice received in favor, and 0 notice received in opposition

**Motion**

Chair Proffitt asked for a motion for item as presented.

Commissioner Oroian made a motion to sponsor the following amendment to PCTAC:

- 29-1, Sec.35-408 – Neighborhood Registration

**Second:** Commissioner Garcia

**In Favor:** Garcia, Siegel, Dessouky, Schindler, Milam, Oroian, Bustamante,  
Courage, Peck, Proffitt

**Opposed:** None

**Motion Passed as Approval**

**Motion**

## Approval of Minutes

Item # 22 Consideration and Approval of the February 9, 2022, Planning Commission Minutes.

### **Motion**

Chair Proffitt asked for a motion for item as presented.

Councilman Courage motioned for **Approval**.

**Second:** Commissioner Peck

**In Favor:** Garcia, Dessouky, Schindler, Milam, Oroian, Bustamante, Peck, Proffitt

**Opposed:** None

**Abstained:** Siegal, Courage

**Motion Passed as Approval with vote of 6-0.**

## Director's Report

2021 Unified Development Code amendment cycle update.

## Adjournment

There being no further business, the meeting was adjourned at 7:15 PM

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Assistant Director

1 noticed received in favor, and 0 notices received in opposition.