



Planning Commission Minutes

Development and Business Services
Center
1901 South Alamo

Wednesday, January 26, 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 |

1:30 P.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.

2:00 P.M. - Call to Order

- **Roll Call**

- **Present:** Carrillo Haynes, Siegel, Dessouky, Michael Garcia, Proffitt, Gonzalez, Bustamante, Oroian

- **Absent:** Jackson, Peck

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.*

Combined Items

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

Plats

- Item # 1 **20-11800077:** Request by Thad Rutherford, Southstar at Verano Investment, LLC, for approval to subdivide a tract of land to establish VIDA San Antonio Phase 1B, MPCD Subdivision, generally located south of Loop 410 and east of South Zarzamora Street. Staff recommends Approval. (Martha Bernal, Senior Planner, 210-207-0210, Martha.Bernal@sanantonio.gov, Development Services Department)
- Item # 2 **20-11800568:** Request by Efrain Vergara, VGA Villaret, LP, for approval to replat and subdivide a tract of land to establish Palomino Flats Subdivision, generally located northeast of the intersection of Texas State Highway Spur 422 and West Villaret Boulevard. Staff recommends Approval. (Isaac Levy, Planner, 210-207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)
- Item #3 **21-11800059:** Request by Brian T. Woods, Northside Independent School District and Gary R. Tesch, CT Development, Inc., for approval to subdivide a tract of land to establish Galm Road HS – Juniper Breeze Subdivision, generally located northeast of the intersection of Galm Road and Culebra Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)
- Item #4 **21-11800173:** Request by Roberto Tafich, Aryto Investment, for approval to subdivide a tract of land to establish The Preserve at Candlemeadow Subdivision, generally located southwest of the intersection of Foster Road and Binz-Engleman Road. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Variances

- Item # 5 **TPV 21-161 COM-PRJ-APP21-39802143** – Lofts at Creekview Multifamily Variance Request to mitigate for removal of large significant species trees more than the 80% tree preservation requirements within the Environmentally Sensitive Areas in place under the 2010 Tree Preservation Ordinance

Other Items

Item # 10 A public hearing and resolution recommending the City of San Antonio's consent to the creation of the Medina County Water Control and Improvement District No. 4, generally located south of Farm-to-Market Road 283 and west of Farm-to-Market Road 471 in the extraterritorial jurisdiction of the City of San Antonio in Medina County, and the associated Development Agreement between the City of San Antonio and the Owners, consisting of the Kail Family Partners, LP; FMF Development, LLC; CV Family Partnership, LLP; and Chris Schuchart. Staff recommends Approval. [Priscilla Rosales-Piña, AICP, Planning Manager, Planning Department, (210)207-7839, priscilla.rosales-pina@sanantonio.gov.]

No Public Comment**Motion**

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

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

Second: C. Garcia

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

Opposed: None

Motion Passed as Approval with vote 9-0.

Individual Items

Item # 11 Appointment of two Planning Commission Members to the Planning Commission Technical Advisory Committee for a two-year term.

Motion

Madame Chair Gonzalez asked for a motion for a nominee for the first position, two-year term permanent position in the Planning Commission Technical Advisory Committee.

Commissioner Proffitt motioned to nominate **Michael Garcia** for the two-year term permanent position in the Planning Commission Technical Advisory Committee.

Second: Carrillo Haynes

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

Opposed: None

Motion Passed as Approval with vote 9-0.

Madame Chair Gonzalez asked for a motion for a nominee for the second position, two-year term alternate position in the Planning Commission Technical Advisory Committee.

Commissioner Dessouky motioned to nominate himself for the two-year alternate position in the Planning Commission Technical Advisory Committee.

Second: C. Garcia

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

Opposed: None

Motion Passed as Approval with vote 9-0.

Item # 12 Consider applicants for and possibly make appointments to or interview candidates for the Planning Commission Technical Advisory Committee (PCTAC), to include receiving the recommendation of the PCTAC Nominating Committee.

Logan Sparrow, Policy Administrator, Development Services, gave presentation on candidates on Planning Commission Technical Advisory Committee. The candidates are as follows:

Celencia Guillory | Community Representative Primary

Jesse Vasquez | Community Representative Primary

Bianca Maldonado | Community Representative Primary

Christopher Fullerton | Environmental Representative Primary

Dominic Dominquez | Environmental Representative Alternate

Daniel Lazarine | Historic Preservation Primary

Motion

Madame Chair Gonzalez asked for a motion to accept the recommendation of the Planning Commission Technical Advisory Committee.

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

Second: M. Garcia

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

Opposed: None

Motion Passed as Approval with vote 9-0.

2:39 Commissioner Bustamante excused himself from meeting.

- Item # 6 **TPV 22-010 COM-PRJ-APP21-39803985** – Brackenridge Park Bond Project Variance Request 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

Mark Bird, City Arborist, gave presentation on variance for Brackenridge Park 2017 Bond Project.

Public Comment
In Person:

Alesia Garloh, 153 Wood Circle, spoke in opposition.

Toni Mount, 1983 Oakhill Farm Parkway, deferred her time to Alesia Garloh.

Matilda Torres, 1801 Santa Barbara, spoke in opposition.

Kelly McCoy, 335 Old Blanco Road, spoke in opposition.

Voicemails:

Cosima Colvin, 817 Magnolia Ave., spoke in opposition.

Diana Gonzalez, 14241 Finch, spoke in opposition.

Edwina Scinta, 113 E. Norwood Court, spoke in opposition.

Grace Rose Gonzalez, 142 Westling Wood, spoke in opposition.

Greg Freemanin, 14 Vintage Oaks, spoke in opposition.

Jemma Kennedy, 509 River Road, spoke in opposition.

Kathy Bennett, 7 Inwood Terrace Drive, spoke in opposition.

Laurie Abney, 219 Holland Ave, spoke in opposition.

Marnie Jones, 3401 Cedar Grove, spoke in opposition.

Mary Ann Rodriguez, 20703 Liatrus Lane, spoke in opposition.

Mary Johnson, 125 W. Ridgewood Court, spoke in opposition.

Nancy Mortensen, 129 Meadowbrook Drive, spoke in opposition.

Ricardo Gonzalez, 1143 Gladstone, spoke in opposition.

Roy Swears, 102 Olive Place, spoke in opposition.

Sandra Clark, 202 Chichester, spoke in opposition.

Sarah Baer, 19827 Encino Brook, spoke in opposition.

Bill Pennell, applicant, Parks and Recreation with City of San Antonio answered questions about the project for the commissioners.

Jammaal Moreno, Project Manager, Public Works Department, answered questions about the project for the commissioners.

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3:32 Commissioner Bustamante returned to meeting.

Motion

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

Commissioner Proffitt motioned for **Approval**.

Second: Carrillo Haynes

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

Opposed: M. Garcia

Abstained: Bustamante

Motion Passed as Approval with vote of 7-1.

3:34 Commissioner Carrillo Haynes left the meeting.

3:36 Madame Chair Gonzalez called a recess.

3:41 Madame Chair Gonzalez called the meeting back into order.

Item # 7 (Continued from 01/12/2022) **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)

Ashley Farrimond, Killen, Griffen, & Farrimaond, on behalf of applicant, gave presentation on project and answered Commissioner's questions.

Public Comment

Colleen Waguespack, 1603 Tartun, spoke in opposition.

Motion

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

Commissioner Oroian motioned for **Approval**.

Second: Proffitt

In Favor: C. Garcia, Siegel, Dessouky, Proffitt, Bustamante, Oroian, Gonzalez

Opposed: M. Garcia

Motion Passed as Approval with vote of 7-1.

- Item # 8 **PLAN AMENDMENT CASE PA-2021-11600117** (Council District 5): A request by Elizabeth Santibanez and Sergio Carranco, property owners, for Approval of a Resolution amending the Downtown Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Neighborhood Mixed Use" to "Urban Mixed Use" on Lot 1 and the north 47.2 feet of Lot 2, Block 1, NCB 3223, located at 3603 South Flores Street. Staff recommends Denial. (Associated Zoning Case Z-2021-10700345 CD) (Despina Matzakos, Planner, (210) 207-5407, Despina.Matzakos@sanantonio.gov, Development Services Department)

No Public Comment

Sergio Carranco, applicant, gave presentation about project and answered Commissioner's questions.

Motion

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

Commissioner Bustamante motioned for **Denial**.

Second: Proffitt

In Favor: C. Garcia, Siegel, M. Garcia, Bustamante

Opposed: Dessouky, Proffitt, Gonzalez

Motion Passed as Denial with vote of 4-3.

- Item # 9 **PLAN AMENDMENT CASE PA-2021-11600119** (Council District 8): A request by Reyes Properties, Ltd., property owner, 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 "Suburban Tier" to "General Urban Tier" on Lot 8, Block 13, NCB 14614, located at 11041 South Hausman Road. Staff recommends Denial. (Associated Zoning Case Z-2021-10700348) (Despina Matzakos, Planner, (210) 207-5407, Despina.Matzakos@sanantonio.gov, Development Services Department)

Ashley Farrimond, Killen, Griffen, & Farrimaond, on behalf of applicant, gave presentation on project and answered Commissioner's questions.

No Public Comment

Motion

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

Commissioner Bustamante motioned for **Approval**.

Second: Oroian

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

Opposed: None

Motion Passed as Approval with vote of 8-0.

Approval of Minutes

Item # 13 Consideration and Action of the Minutes from January 12, 2022, Planning Commission.

Motion

Madame Chair Gonzalez asked who was in favor of approving the minutes as presented.

Commissioner Proffitt motioned for **Approval**.

Second: M. Garcia

Motion passed as Approval with Unanimous Vote.

Adjournment

There being no further business, the meeting was adjourned at 4:53 PM.

APPROVED:

Connie Gonzalez, Madam Chair

ATTEST:

Melissa Ramirez, Assistant Director