

City of San Antonio



MINUTES

Planning Commission
Development and Business
Services Center
1901 S. Alamo

Wednesday, August 24, 2022

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.

Matthew Proffitt Chair |

Julia Carrillo Haynes, Vice Chair | George Peck, Pro-Tem |

Michael Garcia Jr. | Meredith Siegel | Bryan Lopez | Camis

Milam |

Brittany Schindler | 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 PM 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 PM – Call to Order

SeproTec translators were present.

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

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

Item # 17	PA-2022-11600069 – Individual Consideration
Item #18	PA-2022-11600076 – Individual Consideration
Item # 19	PA-2022-11600070 – Individual Consideration
Item # 20	PA-2022-11600073
Item # 21	PA-2022-11600079
Item # 25	City’s FY 2023 Proposed Operating Budget & FY 2023 - FY 2028 Capital Improvements Plan.

Also, the following cases have been postponed/withdrawn:

Item # 15	PA-2022-11600077 – Postponed
Item # 16	PA-2022-11600082 – Withdrawn
Item # 23	Resolution declaring surplus – Postponed

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 ITEMS

Plats

Item #1

20-11800384: Request by Leslie Ostrander, Continental Homes of Texas LP., for approval to subdivide a tract of land to establish Riverstone – Unit A1 Subdivision, generally located northwest of the intersection of Talley Road and Galm Road. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

John Bustamante, Ex-Officio, was recused from this item.

Item #2

20-11800512: Request by Pricilla Wright, for approval to subdivide a tract of land to establish Oak Island Dr. Subdivision, generally located southwest of the intersection of Loop 1604 and Oak Island Drive. Staff recommends approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@@sanantonio.gov, Development Services Department).

Item #3

21-11800126: Request by Sean Ratterree, Buckskin Group, LLC, for approval to replat and subdivide a tract of land to establish Buckskin Apartments Subdivision, generally located northwest of the intersection of Interstate 10 and Buckskin Drive. Staff recommends approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department).

Item #4

21-11800138: Request by Emiliano Z. Guerrero, Forestar (USA) Real Estate Group Inc., for approval to subdivide a tract of land to establish Stolte Ranch Bridge Subdivision, generally located southwest of the intersection of Wiseman Boulevard and Talley Road. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #5

21-11800184: Request by Shane Davis, SDK Development, LLC. and Harry Hausman, Vintage Oaks LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Unit 18A, generally located southeast of the intersection of Potranco Road and County Road 381 in Medina County. Staff recommends approval. (Isaac Levy, Planner, (210) 207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Item #6

21-11800186: Request by Shane Davis, SDK Development, LLC and Harry Hausman, Vintage Oaks, LLC, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Unit 18B Subdivision, generally located southeast of the intersection of Potranco Road and County Road 381. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #7

21-11800230: Request by Gordon Hartman, Talley Extension Revitalization Initiative, LLC., for approval to replat and subdivide a tract of land to establish Morgan Meadows Unit 3A Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #8

21-11800234: Request by Gordon Hartman, Talley Extension Revitalization Initiative, LLC, for approval to subdivide a tract of land to establish Morgan Meadows, Unit 3B Subdivision, generally located southeast of the intersection of Culebra Road and Talley Road. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #9

21-11800238: Request by Gordon Hartman, Talley Extension Revitalization Initiative, LLC., for approval to replat and subdivide a tract of land to establish Morgan Meadows, Unit 2B Subdivision, generally located southwest of the intersection of Culebra Road and Talley Road. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #10

21-11800244: Request by Gordon V. Hartman, Talley Extension Revitalization Initiative LLC, for approval to replat and subdivide a tract of land to establish Morgan Heights Phase 1B Subdivision, generally located northwest of the intersection of Wiseman Boulevard and Talley Road. Staff recommends approval. (Kelsey Salinas, Planner, (210) 207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).

Item #11

21-11800449: Request by Chris V. Cox, CVC Nacogdoches LP, for approval to replat and subdivide a tract of land to establish Fairview Acres Subdivision Unit 2A, generally located southwest of the intersection of Nacogdoches Road and North Loop 1604 East. Staff recommends approval. (Kelsey Salinas, Planner, (210) 207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).

Item #12

21-11800506: Request by Rudy Munoz, Century Land Holdings II, LLC., for approval to subdivide a tract of land to establish Chavaneaux Subdivision Unit 5, generally located south of the intersection of East Chavaneaux Road and Chavaneaux Landing. Staff recommends approval. (Isaac Levy, Planner, (210) 207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Item #13

21-11800579: Request by Blake Harrington, Arroyo CAP II2, LLC. and Starlight Homes Texas, LLC, for approval to subdivide a tract of land to establish Echtle Tract Unit1, generally located southwest of US Highway 90 and Masterson Road. Staff recommends approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department).

Item #14

22-12000008: Request by Ashley Farrimond (agent), 281/Overlook Partners LTD., for approval of a three (3) year time extension in accordance with Section 35430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for Overlook Town Center Unit 1 Subdivision, generally located northeast of the intersection of U.S. Highway 281 and Sendero Verde. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

Item #22

PLAN AMENDMENT CASE PA-2022-11600084 (Council District 5): A request by John Olivarez, applicant, for approval of a Resolution amending the Guadalupe/ Westside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Medium Density Residential" on the north 112 feet of Lot 10, Lot 11, and Lot 12, Block 3, NCB 2353, located at 2004 Monterey Street. Staff recommends approval. (Associated Zoning Case Z202210700185) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department).

Other Items

Item #24

S.P. 2360 – Resolution recommending the City of San Antonio declare as surplus and sell property located at 1538 W. Hermosa Drive within New City Block 7089 in Council District 1, as requested by Damaso Christian Garza, for a fee of \$13,700.00. (Miranda Bayne, (210) 207-4024, Miranda.Bayne@sanantonio.gov, Public Works Department)

Motion:	Commissioner Oroian to approve all items as presented
Second:	Commissioner Carrillo Haynes
In Favor:	Unanimous
Opposed:	None

MOTION PASSES

Individual Items

Items 18 PA-2022-11600076 and Item #21 PA-2022-11600079 were considered under one motion.

Item #18

(Continued from 08/10/2022) PLAN AMENDMENT CASE PA-2022-11600076 (Council District 1): A request by Killen, Griffin, and Farrimond, PLLC, representative, for approval of a Resolution amending the Midtown 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 1.249 acres out of NCB 1714, located at 2200 McCullough Avenue. Staff recommends approval. (Associated Zoning Case Z202210700163) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

No Public Comment

Item #21

PLAN AMENDMENT PA-2022-11600079 (Council District 2): A request by Killen, Griffin and Farrimond, PLLC, representative, for approval of a Resolution amending the Midtown Area Regional Center, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Urban Low Density Residential” to “High Density Residential” on Lot 14, NCB 46, located at 815 East Grayson Street. Staff recommends denial. (Associated Zoning Case Z-2022-10700211) (Elizabeth Steward, Planner, 210-207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

Voicemails:

Alejandro Lara, spoke in opposition.

Marlene Carson, spoke in support of staff’s recommendation of denial.

Steve Versteeg, spoke in opposition.

Motion:	Commissioner Peck to continue until September 14, 2022.
Second:	Commissioner Siegel
In Favor:	Unanimous
Opposed:	None

MOTION PASSES

Item #17

(Continued from 08/10/2022) PLAN AMENDMENT CASE PA-2022-11600069 (Council District 1): A request by Patrick Christensen P.C., representative, for approval of a Resolution amending the Midtown Area Regional Center, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Neighborhood Mixed Use and Urban Low Density Residential” to “Neighborhood Mixed Use” on Lot 4, Block 2, NCB 6201, Lot 5, Block 2, NCB 6201, Lot 87, Block 2, NCB 3099, 0.120 acres out of NCB 3099 and 0.0720 acres out of NCB 3099, located at 610 and 618 East Woodlawn Avenue, 412, 416 and 418 East Craig Place. Staff recommends approval. (Associated Zoning Case Z202210700182) (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department).

Patrick Christensen, representative, stated the purpose of this request is to allow for more parking for existing restaurant. He stated he worked closely with the neighborhood association and agrees with withdrawing 418 E Craig from this request.

Motion: Commissioner Peck to approve as amended
Second: Commissioner Siegel
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #19

PLAN AMENDMENT PA-2022-11600070 (Council District 10): A request by Killen, Griffin and 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 “Agribusiness Tier” to “Specialized Center” on 0.158 acres out of NCB 15911, located at 11135 North Interstate Highway 35. Staff recommends denial. (Associated Zoning Case Z-2022-10700196 S) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department).

James Griffin, representative, stated the purpose of this request is to bring current establishment to compliance as directed by Code Compliance.

Motion: Commissioner Peck to approve as presented
Second: Commissioner Carrillo Haynes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #20

PLAN AMENDMENT CASE PA-2022-11600073 (Council District 1): A request by Miriam Rodriguez, applicant, 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 “Neighborhood Commercial” on Lot 15, Block 5, NCB 6176, located at 827 Viendo. Staff recommends denial. (Associated Zoning Case Z-2022-10700199 CD) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department).

1st Motion

Motion: Commissioner Siegel to approve as presented
Second: Commissioner Carrillo Haynes
In Favor: Carrillo Haynes, Garcia, Siegel, Lopez, Milam,
Opposed: Peck, Schindler, Dessouky, Bustamante, Oroian, Proffitt

MOTION FAILS

2ND Motion

Motion: Commissioner Bustamante to continue until September 14, 2022.
Second: Commissioner Oroian
In Favor: Carrillo Haynes, Garcia, Siegel, Lopez, Milam, Schindler, Dessouky, Bustamante, Oroian
Opposed: Peck, Proffitt

MOTION PASSES

Commissioner Carrillo Haynes exited at 3:01 pm

Other Items

Item #25

Briefing on the City’s FY 2023 Proposed Operating Budget & FY 2023 - FY 2028 Capital Improvements Plan. (Alfredo Martinez, Assistant Director for the Office of Management & Budget and Razi Hosseini, Direct of Public Works)

Freddy Martinez, Assistant Director, Office of Management & Budget, presented Operating Budget and was available for any questions.

Razi Hosseini, Direct of Public Works, presented FY 2023 – 2028 Capital Improvement Plan and was available for any questions.

Planning Commission Minutes

Motion: Commissioner Peck to approve as presented
Second: Commissioner Garcia
In Favor: Unanimous
Opposed: None

MOTION PASSES

Minutes

Consideration and Approval of August 10, 2022, Planning Commission Minutes.

A voice vote was taken.

In Favor: Peck, Garcia, Siegel, Lopez, Dessouky, Oroian, Proffitt
Abstain: Milam, Schindler

MOTION PASSES

Director's Report – No report.

Adjournment.

There being no further business, the meeting was adjourned at 3:30 PM.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary