

City of San Antonio



MINUTES

Planning Commission

Development and Business Services

Center

1901 S. Alamo

Wednesday, September 14, 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.

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 translator were present.

**Roll Call – Present: Garcia, Siegel, Lopez, Milam, Schindler, Dessouky, Bustamante, Orian, Proffitt
Absent: Carrillo Haynes, Peck**

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

Item # 21	PA-2022-11600086 – Postponed
Item # 14	PA-2022-11600073 – Individual Consideration
Item # 15	PA-2022-11600076 – Individual Consideration
Item # 16	PA-2022-11600079 – Individual Consideration
Item # 18	PA-2022-11600062 – Individual Consideration
Item # 22	PA-2022-11600087 – Individual Consideration
Item # 23	PA-2022-11600088 – Individual Consideration
Item # 24	PA-2022-11600089 – Individual Consideration
Item # 27	Appointment of Planning Commission Technical Advisory Committee

Chair Proffitt stated Commissioner Bustamante is recused from Items 2, 3, 5 and 25. Commissioner Bustamante exited the meeting for recusal purposes at 2:10 pm.

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.

Plats

Item #1

20-11800453: Request by Mehrdad Moayed, CTMGT Rancho Del Lago, LLC; for approval to subdivide a tract of land to establish Arcadia Ridge Collector Phase V Subdivision, generally located southeast of the intersection of Arcadia Path and Potranco Road. Staff recommends approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

Item #2

21-11800142: Request by Richard Mott, P.E., Lennar Homes of Texas Land and Construction LTD., for approval to subdivide a tract of land to establish Crescent Hills Unit 2 & 3 Subdivision, generally located northwest of the intersection of Southwest Loop 410 and Old Pearsall Road. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item #3

21-11800195: Request by Martin Rico, Magnolia Village at Cinco Lakes, LLC, 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 Magnolia Village Enclave Subdivision, generally located southwest of the intersection of Loop 1604 and Pue Road. Staff recommends approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.mccollin@sanantonio.gov, Development Services)

Item #4

21-11800227: Request by Ed Hinojosa Jr., Artisan Park, LLC., for approval to replat a tract of land to establish Victoria Commons Unit 3 IDZ Subdivision, generally located southwest of the intersection of Interstate 37 and Cesar Chavez Boulevard. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item #5

21-11800302: Request by Felipe Gonzalez, Pulte Homes of Texas L.P., for approval to replat and subdivide a tract of land to establish McCrary Tract Subdivision, Unit 12, generally located northwest of the intersection of Galm Road and Swayback Ranch. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

Item #6

21-11800464: Request by Jeffrey Diltz, Prose Rim II Alliance GP, LLC, for approval to subdivide a tract of land to establish Prose Rim II Subdivision, generally located southwest of the intersection of Vance Jackson Road and Loop 1604. Staff recommends approval. (Kelsey Salinas, Planner, (210) 207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

Item #7

21-11800594: Request by Robert C. Worth, R L Worth & Associates Ltd., for approval to replat a tract of land to establish Silicon Heights Unit 1 Subdivision, generally located southwest of the intersection of Interstate Highway 10 and Northwest Parkway. Staff recommends approval. (Kelsey Salinas, Planner, (210) 207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

Items #8

22-11800076: Request by Chad Nugent, Ciri Land Development Company, for approval to replat and subdivide a tract of land to establish Highpoint Unit-2F Subdivision, generally located southwest 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 #9

22-11800162: Request by Jose P. Cantu, Boralis USA Inc., for approval to replat and subdivide a tract of land to establish Rise Industrial at Loop 410 PUD Subdivision, generally located southeast of the intersection of Interstate Highway 10 and South WW White Road. Staff recommends approval. (Kelsey Salinas, Planner, (210) 207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

Variances**Item #10**

TPV 22-094: COM-PRJ-APP22-39800746 - Site Work San Antonio Water System University Pump Station Addition Requested by Elvis Trevino, PE of Maestas & Associates, LLC for a variance to remove trees in excess of the 80% preservation of significant tree preservation within the Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance. Staff supports the variance request.

Item #11

TPV22-111: TRE-APP-APP22-38800421 –CIP SAWS E-54 Sanitary Sewer Project Requested by, Mr. Marshall Preas, P.E., with Pape-Dawson Engineers for an environmental variance to remove tree stand delineation trees and heritage trees in excess of the 80% and 100% preservation requirements respectively within both the 100-year Floodplain and Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance. Staff supports the variance request.

Item #12

TPV 22-114: TRE-APP-APP22-38801000 – McCrary Tract Take 2 & 3 Requested by Andrew Lowry, P.E., with Cude Engineers for a variance to remove trees in excess of the 100% heritage tree preservation requirement within both the 100-year Floodplain and Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance. Staff supports the variance request.

Comprehensive Master Plan Amendments**Item #13**

(Continued from 08/24/2022) PLAN AMENDMENT CASE PA-2022-11600067 (Council District 2): A request by Bart Palm, representative, for approval of a Resolution amending the IH- 10 E Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Community Commercial and Parks Open Space” to “Industrial” on 7.676 acres of NCB 17978, located at 2695 North Foster Road. Staff recommends approval. (Associated Zoning Case Z-2022-10700186) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department)

Item #17

PLAN AMENDMENT CASE PA-2022-11600056 (ETJ – Closest to Council District 8): A request by Legacy Dealership Realty GP, LLC to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from “Community Commercial” to “Regional Commercial” on Lots 6, 7 and 8, Block 36, CB 4711E, generally located at the southwest intersection of Old Fredericksburg Road and Mission Ledge. Staff recommends approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.Mccollin@sanantonio.gov, Development Services Department)

Item #19

PLAN AMENDMENT CASE PA-2022-11600075 (Council District 7): A request by James McKnight, representative, for approval of a Resolution amending the Huebner/ Leon Creeks Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Medium Density Residential” and “Community Commercial” to “Community Commercial” on 3.924 acres out of NCB 17973, located at 7540 Bandera Road. Staff recommends approval. (Associated Zoning Case Z-2022-10700200 CD) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Item #20

PLAN AMENDMENT CASE PA-2022-11600077 (ETJ – Closest to Council District 8): A request by Killen, Griffin, and Farrimond, PLLC, representative, for approval of a Resolution amending the North Sector Plan land use classification from “Rural Estate Tier” to “Suburban Tier” on 10.58 acres out of CB 4727, located at 7251 Heuermann Road. Staff recommends approval. (Associated Zoning Case Z-2022-10700206) (Joyce Palmer, Senior Planner, (210) 207-5405, Joyce.Palmer@sanantonio.gov, Planning Department).

Other Items**Item #25**

A public hearing and resolution recommending the City of San Antonio’s consent to the expansion by Bexar County of the Briggs Ranch Special Improvement District, generally located northeast of the intersection of State Highway 211 and US Highway 90 in the extraterritorial jurisdiction of the City of San Antonio, and a first amendment to the Development Agreement between the City of San Antonio and the owners, Convergence Brass, LLC and Pulte Homes of Texas, LP. Staff recommends Approval. [Clint Eliason, AICP, Planning Coordinator, Planning Department, (210) 207-0268, clinton.eliason@sanantonio.gov]

Item #26

A public hearing and resolution recommending the City of San Antonio’s consent to the creation by Bexar County of a Public Improvement District (PID) to later be named the Northlake Special Improvement District, generally located southwest of the intersection of Burshard Road and Gardner Road in the extraterritorial jurisdiction of the City of San Antonio, and an associated Development Agreement between the City of San Antonio and the landowner, Northlake SA, LLC. Staff recommends Approval. Staff recommends Approval. [Clint Eliason, AICP, Planning Coordinator, Planning Department, (210) 207-0268, clinton.eliason@sanantonio.gov]

Item #28

Consideration of a Resolution to cancel and reschedule the Planning Commission meetings of November 9, 2022 and November 23, 2022. Staff recommends approval. (Chris McCollin, Planning Coordinator, Christopher.mccollin@sanantonio.gov, (210) 207-5014. Development Services Department.)

Motion:	Commissioner Garcia to approve all items as presented
Second:	Commissioner Milam
In Favor:	Unanimous
Opposed:	None
Recused:	Bustamante

MOTION PASSES

Individual Consideration

Commissioner Bustamante re-entered the meeting at 2:11 pm.

Item #27

Briefing and action, and possible interviews, for the appointment of primary and alternate members to the Planning Commission Technical Advisory Committee. (Logan Sparrow, Policy Administrator, (210) 207-8691, Logan.Sparrow@sanantonio.gov)

Logan Sparrow, Policy Administrator, presented Planning Commission Technical Advisory Committee Members Primary and Alternate Appointments.

No Public Comment

Motion: Commissioner Milam to approve as presented

Second: Commissioner Schindler

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #15

(Continued from 08/24/2022) 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 Z-2022-10700163) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Kristie Flores, Planning Manager, presented item.

Voicemail:

Brian Durack, spoke in opposition.

Motion: Commissioner Garcia to continue until September 28, 2022

Second: Commissioner Schindler

In Favor: Unanimous

Opposed: None

MOTION PASSES

Item #16

(Continued from 08/24/2022) 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)

Kristie Flores, Planning Manager, presented item.

No Public Comment

Motion: Commissioner Siegel to continue until October 12, 2022
Second: Commissioner Dessouky
In Favor: Unanimous
Opposed: None

MOTION PASSES**Item #14**

(Continued from 08/24/2022) 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)

Ann Benavidez, Planner, presented item.

Applicant was not present.

No Public Comment

Motion: Commissioner Siegel to recommend denial
Second: Commissioner Bustamante
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #18

PLAN AMENDMENT CASE PA-2022-11600062 (ETJ – Closest to Council District 8): A request by Killen, Griffin & Farrimond, PLLC, representative, to amend the Extraterritorial Jurisdiction Military Protection Area Land Use Plan land use classification from “Community Commercial” to “Urban Mixed-Use” on CB 4733 P-2, generally located at the southeast intersection of Lost Creek Gap and Interstate 10 West Frontage Road. Staff recommends approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

Chris McCollin, Planning Coordinator, presented item.

Ashley Farrimond, representative, state the purpose of this request is to allow for commercial and housing development on the subject property. She stated they have been working with representatives from the Military who are not objecting to the proposal. She further stated they have and will continue to work with the surrounding neighbors to address their concerns.

Public Comment

Ann Jett, spoke in opposition.

Motion:	Commissioner Oroian to recommend approval
Second:	Commissioner Milam
In Favor:	Unanimous
Opposed:	None

MOTION PASSES**Item #22**

PLAN AMENDMENT CASE PA-2022-11600087 (Council District 7): A request to change the Huebner/Leon Creeks Community Plan land use classification from “Low Density Residential Estate” to “Medium Density Residential” on 3.00 acres out of NCB 14660, located at 6485 Hollyhock Road. Staff recommends denial. (Associated Zoning Case Z-2022-10700226) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Elizabeth Steward, Planner, presented item.

Hugo Berlanga, applicant, stated the purpose of this request is to allow 30 to 31 residential units on the subject property. He stated

Voicemail:

Curtis Bennett, spoke in opposition.

Katherine Phipps, spoke in opposition.

Patricia Clay, spoke in opposition.

Ron Holliday, spoke in opposition.

Sue Schnieder, spoke in opposition.

Sylvia Glatmon, spoke in opposition.

Public Comment

Alma Belfied, spoke in opposition.

Cheryl Laurie, spoke in opposition.

May Ballard, spoke in opposition.

Steve Cushman, spoke in opposition.

Randy Glickman, spoke in opposition.

Kathy Fatherea, spoke in opposition.

Rene Rojas, spoke in opposition.

Motion: Commissioner Oroian to recommend denial

Second: Commissioner Siegel

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #24**

PLAN AMENDMENT CASE PA-2022-11600089 (Council District 4): A request by Killen, Griffin, and Farrimond, PLLC, representative, for approval of a Resolution amending the Port San Antonio Area Regional Center Plan land use classification from “Regional Mixed Use” to “Urban Mixed Use” on 34.07 acres out of NCB 15248, generally located in the 7500 Block of Southwest Loop 410. Staff recommends approval. (Associated Zoning Case Z-2022-10700234) (Ann Benavidez, Planner, (210) 207- 8202, ann.benavidez@sanantonio.gov, Development Services Department)

Motion: Commissioner Bustamante to recommend approval

Second: Commissioner Dessouky

In Favor: Unanimous

Opposed: None

MOTION PASSES**Item #23**

PLAN AMENDMENT CASE PA202211600088 (Council District 5): A request by Christopher Martinez, representative, for approval of a Resolution amending the Port San Antonio Area Regional Center Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Employment/Flex Mixed Use” and “Neighborhood Mixed Use” to “Business/Innovation Mixed Use” on the West 199 feet of the East 398 feet of the North 100 feet of Lot 11, the West 199 feet of the East 398 feet of the South 100 feet of the North 200 feet of Lot 11, the North 50 feet of the West 199 feet of the east 398 feet of the South 100 feet of the North 200 feet of Lot 11, Block 8, NCB 8084 and Lot 47, Block 8, NCB 8084, located at 2314, 2318, 2322 El Jardin and 2320 Southwest 36th Street. Staff recommends denial, with an Alternate Recommendation. (Associated Zoning Case Z-2022-10700228 S CD) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Elizabeth Steward, Planner, presented item.

Chris Martinez, applicant, stated he is requesting this change to allow for his existing business to expand their facility.

Motion: Commissioner Bustamante to recommend approval
Second: Commissioner Lopez
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #29

Approval of Minutes

Consideration and approval of August 24, 2022, Planning Commission Minutes.

All voted in affirmative.

MOTION PASSES

Director's Report – No Report

Adjournment

There being no further business, the meeting was adjourned at 3:31 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary