

## City of San Antonio



### Minutes Planning Commission Development and Business Services Center 1901 S. Alamo

**Wednesday, September 28, 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: Peck, Siegel, Lopez, Schindler, Dessouky, Bustamante, Orian, Proffitt  
Absent: Carrillo Haynes, Garcia, Milam**

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

Item # 12	PA-2022-11600091 – Withdrawn
Item # 4	21-11800179– Individual Consideration
Item # 5	21-11800257 – Individual Consideration
Item # 9	21-11800571 – Individual Consideration
Item # 10	21-1180026 – Individual Consideration
Item # 13	PA-2022-11600076 – Individual Consideration
Item # 14	PA-2022-11600090 – Individual Consideration

**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.*

**Citizens to be Heard:**

**Voicemail**

Dorothy Burnley, spoke in opposition to item #2 – 20-11800476.

**Public Hearing**

Roger Rios, spoke in opposition to item #2 – 20-11800476.

Sylvia Rios, spoke in opposition to item #2 – 20-11800476.

**Combined Hearing**

**Plats**

**Item #1**

**20-11800370:** Request by Timothy Pruski (Agent), SA Hunters Ranch LTD, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision Unit 12, generally located southwest of the intersection of Potranco and County Road 381 South. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**Item #2**

**20-11800476:** Request by Gustavo Gonzalez, for approval to replat and subdivide a tract of land to establish Pecan Valley Subdivision, generally located southeast of the intersection of Highway 87 and Bonair Drive. Staff recommends approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)

**Item #3**

**21-11800120:** Request by Stephen Lieux, San Antonio LD, LC, for approval to subdivide a tract of land to establish Red Hawk Landing Unit 4A Subdivision, generally located southeast of the intersection of South W.W. White Road and Hildebrandt Road. Staff recommends approval. (Kelsey Salinas, Planner, (210) 207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

**Item #6**

**21-11800296:** Request by Blake E. Harrington, Starlight Homes of Texas, LLC, for approval to subdivide a tract of land to establish Liberte Ventura, Unit 9 Subdivision, generally located southwest of the intersection of Walzem Road and FM 1516. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**Item #7**

**21-11800355:** Request by Jason Townsley, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Terra Buona Subdivision Unit 3, generally located northeast of the intersection of US Highway 90 and Grosenbacher Road. Staff recommends approval. (Chris McCollin, Planning Coordinator, (210) 207-5014, Christopher.McCollin@sanantonio.gov, Development Services Department)

**Item #8**

**21-11800475:** Request by Sean Mickler, Higdon Road Land Company, Ltd., for approval to replat & subdivide a tract of land to establish Higdon Oaks, generally located southeast of the intersection of Higdon Road and Green Lake Drive. Staff recommends approval. (Isaac Levy, Senior Planner, (210) 207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

**Item #11**

22-11800254: Request by Lisa Nichols, Lisa Nichols Properties LP, for approval to subdivide a tract of land to establish The Abbey at Sunset Subdivision, generally located southwest of the intersection of Sunset Road and North New Braunfels Road. Staff recommends approval. (Jessica Relucio, Planner, (210) 207-8302, Jessica.Relucio@sanantonio.gov, Development Services Department)

**Variances****Item #15**

**TPV 22-113:** Requested by Eric Ply, P.E., with HMT Engineers for a variance to remove significant trees in excess of the 80% tree preservation requirement within the Environmentally Sensitive Areas as stated under the 2010 Tree Preservation Ordinance. Staff supports the variance request.

**Other Items****Item #16**

Public hearing and consideration of a Resolution recommending the extension of the City limits by full purpose annexation of approximately 3.795 acres, generally located northwest of the intersection of Culebra Road and Old Stillwater Road, which is contiguous to the City limits of San Antonio, in the City of San Antonio's Extraterritorial Jurisdiction (ETJ) and west Bexar County, as requested by the Property Owners, Elephant Heart Development Corp. and Adrian Collins and the associated Service Agreement with the Property Owners. Staff recommends approval. (Priscilla Rosales-Piña, Planning Manager, (210) 207-7839, Priscilla.Rosales-Pina@sanantonio.gov, Planning Department)

**Item #17**

Public hearing and consideration of a Resolution recommending the extension of the City limits by full purpose annexation of 50.131 acres of a property, located at 14871 Watson Road, which is contiguous to the City limits of San Antonio and located within the City of San Antonio's Extraterritorial Jurisdiction (ETJ) in southwest Bexar County, as requested by the property owners, Mark and Karen Verstuyft and an associated Service Agreement with the Property Owners. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-5205, Joyce.Palmer@sanantonio.gov, Planning Department)

**Items #18**

Resolution declaring eight (8) City-owned, vacant properties as surplus and authorizing the disposition and conveyance of those properties to the San Antonio Affordable Housing, Inc., for affordable housing. (Lori Houston, Assistant City Manager; Veronica Garcia, Interim Director, Neighborhood & Housing Services)

**Motion:** Commissioner Peck to approve all items as presented  
**Second:** Commissioner Schindler  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Individual Consideration**

Commissioner Bustamante and Commissioner Peck exited the meeting for recusal purposes at 2:07 pm.

**Item #4**

**21-11800179:** Request by Leslie Ostrander, Continental Homes of Texas, L.P., for approval to subdivide a tract of land to establish Langdon-Unit 11, 12, 13, generally located northwest of the intersection of Evans Road and Cibolo Vista. Staff recommends approval. (Isaac Levy, Senior Planner, (210) 207-2736, Isaac.Levy@sanantonio.gov, Development Services Department)

**Item #5**

**21-11800257:** Request by Steven S. Benson, AGEHC II (LEN) Multi State 2, LLC, and Richard Mott, Lennar Homes of Texas Land and Construction, LTD, for approval to subdivide a tract of land to establish Rose Valley Phase 1A Subdivision, generally located southeast of the intersection of Interstate 10 and Graytown Road. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**Item #9**

**21-11800571:** Request by Richard Mott P. E., Lennar Homes of Texas Land & Construction Ltd., for approval to subdivide a tract of land to establish Sapphire Grove Phase 1A Subdivision, generally located southwest of the intersection of New Sulphur Springs Road and Beck Road. Staff recommends approval. (Kelsey Salinas, Planner, (210) 207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department)

**Item #10**

**22-11800026:** Request by Jeffrey Czar, King Fish Development LLC, for approval to subdivide a tract of land to establish Eastridge Subdivision Unit 1, generally located southeast of the intersection of Hildebrandt Road and Loop 410. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**Motion:** Commissioner Siegel to approve all items as presented  
**Second:** Commissioner Dessouky  
**In Favor:** Unanimous  
**Opposed:** None  
**Recused:** Bustamante, Peck

**MOTION PASSES**

Commissioner Bustamante and Commissioner Peck re-entered the meeting at 2:08 pm.

### **Plan Amendments**

#### **Item #13**

**(Continued from 09/14/2022) 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, stated applicant has requested a continuance until October 12, 2022

#### **Item #14**

**PLAN AMENDMENT CASE PA-2022-11600090 (Council District 3):** A request by Brown and Ortiz, PC, representative, for approval of a Resolution amending the Eastern Triangle Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Community Commercial”, “Medium Density Residential”, and “Low Density Residential” to “High Density Residential” on Lot P-3, P-3A, P-4, P-4A, P-4B, P- 4C, P-4E, P-4F, P-5, P-5A, NCB 10777, located at 5001 Sinclair Road. Staff recommends Approval. (Associated Zoning Case Z-2022-10700239) (Mirko Maravi, Planning Coordinator, (210) 207-0107, mirko.maravi@sanantonio.gov, Development Services Department)

Kristie Flores, Planning Manager, stated applicant has requested a continuance until October 12, 2022

<b>Motion:</b>	Commissioner Siegel to continue items until October 12, 2022
<b>Second:</b>	Commissioner Peck
<b>In Favor:</b>	Unanimous
<b>Opposed:</b>	None

### **MOTION PASSES**

#### **Item #19**

Consideration and approval of September 14, 2022, Planning Commission Minutes.

All voted in affirmative.

**Abstain:** Peck

### **MOTION PASSES**

#### **Director’s Report:**

Logan Sparrow – Policy Administrator, stated friendly reminder of the reschedule November Planning Commission Meeting will begin at 9:00 am.

**Adjournment.**

There being no further business, the meeting was adjourned at 2:11 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary