

## City of San Antonio



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

---

**Wednesday, October 12, 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.**

**2:02 PM – Call to Order**

**SeproTec translator were present.**

**Roll Call – Present: Peck, Siegel, Milam, Schindler, Dessouky, Bustamante, Oroian, Carrillo  
Haynes**

**Absent: Garcia, Lopez, Proffitt Milam**

**Citizens to be heard – None**

Vice Chairman Carrillo Haynes stated all cases will be considered on the Consent Agenda excluding the following cases:

Item #4	21-11800491 – Individual Consideration
Item #5	21-11800624 – Individual Consideration
Item #9	PA-2022-11600079 – Postponed
Item #8	PA-2022-11600076 – Individual Consideration
Item #13	PA-2022-11600093 – Individual Consideration
Item #14	PA-2022-11600094 – Individual Consideration
Item #15	PA-2022-11600095 – Individual Consideration
Item #16	PA-2022-11600097 – 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.*

**Combined Hearing**  
**Plats**

**Item #1**

**20-11800379:** Request by Timothy Pruski, SA Hunters Ranch, LTD, for approval to subdivide a tract of land to establish Hunters Ranch Subdivision, Unit 10, generally located Southeast of the intersection of Potranco Road and County Road 381 South. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**Item #2**

**21-11800193:** Request by Steven S. Benson, AG Essential housing Multi State 2, LLC, for approval to subdivide a tract of land to establish Aston Park Subdivision, generally located southeast of the intersection of Culebra Road and Old FM 471. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**Item #3**

**21-11800459:** Request by Jason Townsley, KB Home Lone Star Inc., for approval to subdivide a tract of land to establish Texas Research Park, Unit 11 and 12 Subdivision, generally located northwest of the intersection of US Highway 90 and State Highway 211. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department)

**Item #6**

**22-12000011:** Request by Victor Valdez, St. Rose Of Lima Catholic Church, for approval of a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC), for St. Rose Of Lima III Subdivision, generally located Northwest of the intersection of Marbach Road and S. Ellison Drive. Staff recommends approval. (Elizabeth Neff, Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department)

## Variances

### Item #7

**FPV# 22-002:** Request by City of San Antonio Public Works Department's Project Delivery Division for approval of a Variance Request associated with a denied Floodplain Development Permit (FPDP) #2022510 for channel improvements along segments of Slick Ranch Creek that will provide 100-year flood reduction benefits for many adjacent properties. The engineering analysis show water surface elevation rises that exceed those permitted by the city's floodplain ordinance downstream of the project limits. (Sabrina Santiago, Storm Water Engineering Manager – Floodplain Management Team, (210) 207-0182, [sabrina.santiago@sanantonio.gov](mailto:sabrina.santiago@sanantonio.gov), PWD Department)

## Comprehensive Master Plan Amendments

### Items #10

**(Continued from 09/28/2022) 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](mailto:mirko.maravi@sanantonio.gov), Development Services Department)

### Item #11

**PLAN AMENDMENT CASE PA-2022-11600072 (Council District 9):** A request by Brown & Ortiz, P.C., 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 "Suburban Tier" and "Regional Center" to "General Urban Tier" on 18.827 acres out of CB 4900, located at 23211 US Highway 281 North. Staff recommends approval. (Associated Zoning Case Z-2022-10700198) (Kellye Sanders, Senior Planner, (210) 207-2187, [Kellye.Sanders@sanantonio.gov](mailto:Kellye.Sanders@sanantonio.gov), Development Services Department)

### Item #12

**PLAN AMENDMENT CASE PA-2022-11600092 (Council District 1):** A request by Robert Delgado, representative, for approval of a Resolution amending the North Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from "Low Density Residential" to "Neighborhood Commercial" on 0.363 acres out of NCB 7263, generally located in the 2600 Block of Blanco Road. Staff recommends approval. (Associated Zoning Case Z-2022-10700247) (Elizabeth Steward, Planner, (210) 207-5550, [elizabeth.steward@sanantonio.gov](mailto:elizabeth.steward@sanantonio.gov), Development Services Department)

**Other Items****Item #17**

S.P. 2231 – Resolution recommending the closure, vacation and abandonment of an unimproved portion of Texas Avenue Public Right-of-Way within New City Block 2041 in Council District 1, as requested by the City of San Antonio, Public Works Department. Staff recommends approval. (Jesse Quesada, (210) 207-6971, Jesse.Quesada@sanantonio.gov, Public Works Department)

**Items #18**

S.P. 2402 – Resolution recommending the City of San Antonio declare as surplus and sell property located at 255 H Street within New City Block 1559 in Council District 2, as requested by Thomas Nixon Jr. and Veronica Nixon, for a fee of \$110,100.00. Staff recommends approval. (David Salazar, (210) 207-0068, David.Salazar@sanantonio.gov, Public Works Department).

**Motion:** Commissioner Peck to approve all items as presented

**Second:** Commissioner Milam

**In Favor:** Unanimous

**Opposed:** None

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

Commissioner Bustamante exited the meeting for recusal purposes at 2:04 pm.

**Items #4**

**21-11800491:** Request by Felipe Gonzalez, Pulte Homes, Hugo A. Gutierrez, Jr., Vise Oaks I, Ltd., and Jim Campbell, Atlantic Urbana II Juniper Pointe, LLC., for approval to subdivide a tract of land to establish Alamo Parkway Phase 2, located south of Wiseman Boulevard and east of Talley Road. Staff recommends approval. (Tiffany Turner, Planner, (210) 207-0259, Tiffany.Turner@sanantonio.gov, Development Services Department)

**Item #5**

**21-11800624:** Request by Felipe Gonzalez, Pulte Homes of Texas, L.P., for approval to subdivide a tract of land to establish Westpointe East Unit 37 – Phase 2 Subdivision, generally located Southwest of the intersection of Wiseman Boulevard and Cottonwood Way. Staff recommends approval. (Jessica Relucio, Planner, (210) 207-8302, Jessica.Relucio@sanantonio.gov, Development Services Department)

**Motion:** Commissioner Oroian to approve items as presented

**Second:** Commissioner Milam

**In Favor:** Unanimous

**Opposed:** None

**Recused:** Bustamante

**MOTION PASSES**

Commissioner Bustamante re-entered the meeting at 2:05 pm.

### Comprehensive Master Plan Amendments

#### Item #8

**(Continued from (09/28/2022) 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 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 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)

Kellye Sanders, Senior Planner, presented item.

**Motion:** Commissioner Milam to continue until October 26, 2022  
**Second:** Commissioner Peck  
**In Favor:** Unanimous  
**Opposed:** None

#### MOTION PASSES

#### Item #13

**PLAN AMENDMENT CASE PA-2022-11600093 (Council District 2):** A request by Scott Price and John Cooley, representative, for approval of a Resolution amending the Arena District / Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Medium Density Residential” to “High Density Residential” on Lot 15 and Lot 16, Block 2, NCB 1494, generally located in the 300 Block of South New Braunfels Avenue. Staff recommends approval. (Associated Zoning Case Z-2022-10700260) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Elizabeth Steward, Planner, presented item.

Scott Price, representative, stated the purpose of this request is to develop affordable housing units on the subject property.

**Motion:** Commissioner Peck to recommend approval  
**Second:** Commissioner Siegel  
**In Favor:** Unanimous  
**Opposed:** None

#### MOTION PASSES

**Item #14**

**PLAN AMENDMENT CASE PA-2022-11600094 (Council District 1):** A request by Hussain Ali, representative, for approval of a Resolution amending the North Central Neighborhood Community Plan land use classification from “Low Density Residential” to “Community Commercial” on the east 60 feet of Lot 37, Block 11, NCB 9214, located at 823 Fresno Street. Staff recommends denial. (Associated Zoning Case Z-2022-10700264) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department)

Ann Benavidez, Planner, presented item.

Amin Hussain, applicant, stated he is requesting this amendment to allow for additional parking for proposed business.

**Motion:** Commissioner Bustamante to continue item until October 26, 2022  
**Second:** Commissioner Siegel  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES****Item #15**

**PLAN AMENDMENT CASE PA-2022-11600095 (Council District 3):** A request by Killen, Griffin, Farrimond, PLLC, 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 “Regional Commercial” to “High Density Residential” on Lot 14, NCB 10852, located at 4538 Boldt Street. Staff recommends approval. (Associated Zoning Case Z-2022-10700268) (Ann Benavidez, Planner, (210) 207-8202, ann.benavidez@sanantonio.gov, Development Services Department)

Ann Benavidez, Planner, presented item.

Emilie Weissler, representative, stated they are proposing to develop a quadraplex residential development on the subject property.

**Motion:** Commissioner Peck to recommend approval  
**Second:** Commissioner Siegel  
**In Favor:** Unanimous  
**Opposed:** None

**MOTION PASSES**

**Item #16**

**PLAN AMENDMENT CASE PA-2022-11600097 (Council District 3):** A request by Horacio Mendoza, representative, for approval of a Resolution amending the South Central Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification from “Mixed Use” to “Regional Commercial” on the northern 47.6 Feet of the southern 50 feet of Lot 1 and the southern 50 Feet of the western 40 Feet of Lot 2, Block 1, NCB 7825, located in the 1900 block of Pleasanton Road. Staff recommends denial. (Associated Zoning Case Z-2022-10700257 CD) (Elizabeth Steward, Planner, (210) 207-5550, elizabeth.steward@sanantonio.gov, Development Services Department)

Elizabeth Steward, Planner, presented item.

Johnny Rodriguez, applicant, stated he would like to amend his request to “C-2 CD”.

<b>Motion:</b>	Commissioner Bustamante to continue item until October 26, 2022
<b>Second:</b>	Commissioner Peck
<b>In Favor:</b>	Unanimous
<b>Opposed:</b>	None

**MOTION PASSES**

**Approval of Minutes**

**Item #19**

Consideration and Approval of September 28, 2022, Planning Commission Minutes.

All voted in affirmative.

**MOTION PASSES**

**Director’s Report**

Logan Sparrow, Policy Administrator, stated October 26, 2022, Planning Commission Work Session will begin at 12:30 PM.

**Adjournment.**

There being no further business, the meeting was adjourned at 2:46 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary