

City of San Antonio



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

Wednesday, October 26, 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.

12:30 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.

2:07 PM – Call to Order

SeproTec translator were present.

Roll Call – Present: Proffitt, Carrillo Haynes, Garcia, Siegel, Lopez, Milam, Schindler, Dessouky, Bustamante, Oroian, Councilman Courage

Absent: Peck

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

- Item #4 21-11800368 – Recusal purposes
- Item #5 21-11800388 – Recusal purposes
- Item #13 PA-2022-11600097 – Withdrawn
- Item #14 PA-2022-11600076 – Individual Consideration
- Item #16 PA-2022-11600094 – Individual Consideration
- Item #17 PA-2022-11600098 – 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

20-11800522: Request by Tom Yantis, SA Landon Ridge, LP, for approval to subdivide a tract of land to establish Landon Ridge Unit 1 Subdivision, generally located northwest 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 #2

21-11800125: Request by Steven S. Benson, AGWIP Asset Management, LLC, for approval to subdivide a tract of land to establish Sage Meadows West Unit 2 Subdivision, generally located southwest of the intersection of Interstate Highway 10 and FM 1518. Staff recommends approval. (Kelsey Salinas, Planner, (210) 207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).

Item #3

21-11800290: Request by Jason Townsley, KB Home Lone Star, Inc., for approval to replat and subdivide a tract of land to establish The Cove at Westover Hills Subdivision, generally located northwest of the intersection of Ellison and Military Drive West. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #6

21-11800431: Request by Bart Swider, Swift Water Development, LLC, for approval to subdivide a tract of land to establish Stillwater Ranch Unit 33 Subdivision, generally located northeast of the intersection of Culebra Road and Galm Road. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #7

21-11800601: Request by Jeremy Heath, RETM, LLC, for approval to subdivide a tract of land to establish Genesis Park Subdivision, generally located southwest of the intersection of W.W. White Road and East Southcross Boulevard. Staff recommends approval. (Kelsey Salinas, Planner, (210) 207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).

Item #8

21-11800652: Request by Blake Harrington, Arroyo Cap II-2, LLC., for approval to subdivide a tract of land to establish Jungman Tract Unit - 1, generally located southeast of the intersection of U.S. Highway 90 and Jungman Road in the City of San Antonio ETJ. Staff recommends approval. (Isaac Levy, Senior Planner, (210) 207-2736, Isaac.Levy@sanantonio.gov, Development Services Department).

Item #9

21-11800665: Request by Howard Porteus, CH ECM Davis Ranch Owner LP, for approval to subdivide a tract of land to establish McCrary Tract Unit 27 Subdivision, generally located Northwest of the intersection of Swayback Ranch and Galm Road. Staff recommends approval. (Elizabeth Neff, Planner, (210) 207-0119, Elizabeth.Neff@sanantonio.gov, Development Services Department).

Item #10

22-11200012: Request by Clint Haycraft, Clint Haycraft Custom Homes, 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 Alamo Estates Subdivision, generally located southeast of the intersection of Old FM 471 and Talley Road. Staff recommends approval. (Kelsey Salinas, Planner, (210) 207-7898, Kelsey.Salinas@sanantonio.gov, Development Services Department).

Item #11

22-11800022: Request by Lloyd A. Denton Jr., SA Kinder Ranch No 2, LTD, Kinder Partnership, LTD, and Taylor Moffatt, CH-AFH I/Houston Kinder Ranch, L.P., for approval to replat and subdivide a tract of land to establish Kinder Trammell Crow Multi-Family Subdivision, generally located Northeast of the intersection of Dal-Cin Drive and East Borgfeld Drive. Staff recommends approval. (Jessica Relucio, Planner, (210) 207-8302, Jessica.Relucio@sanantonio.gov, Development Services Department).

Variances**Item #12**

COM-PRJ-APP22-39801104: Site Work - Frost Bank-LOOP 410 FINANCIAL CENTER Requested by Davis Eubanks of O'Connell Robertson for a variance to remove trees in excess of the 80% preservation of significant tree preservation within both the 100-year Floodplain & Environmentally Sensitive Areas in place under the 2010 Tree Preservation Ordinance. Staff supports the variance request.

Comprehensive Master Plan Amendments

Item #15

PA-2022-11600081: PLAN AMENDMENT CASE PA-2022-11600081 (ETJ – Closest to Council District 4): A request by Patrick Christensen, representative, for approval of a Resolution amending the Heritage South Sector Plan land use classification from “Suburban Tier” to “Neighborhood Mixed-Use” on 246.94 acres out of CB 4300, located at 5706 Coleman Way and 13592 Campground Road; generally south of Fischer Road, between IH 35 S and Somerset Road. Staff recommends approval. (Associated Zoning Case Z-2022-10700215) (Clint Eliason, Planning Coordinator, (210) 207-0268, Clinton.Eliason@sanantonio.gov, Planning Department).

Other Items

Item #18

Public hearing and consideration of a Resolution recommending the extension of the City limits by full purpose annexation of approximately 246.94 acres out of CB 4300, generally located south of Fischer Road, between IH 35 S and Somerset Road, which is contiguous to the City limits of San Antonio, in the City of San Antonio’s Extraterritorial Jurisdiction (ETJ) and southwest Bexar County, as requested by the landowners, Hidden Valley MH Community, LLC and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC, and a Service Agreement with the Landowners. Staff recommends approval. (Clint Eliason, Planning Coordinator, (210) 207-0268, Clinton.Eliason@sanantonio.gov, Planning Department).

Item #19

Consideration and action on an appointment to the Planning Commission Technical Advisory Committee for the Alternate Historic Preservation Professional. (Logan Sparrow, Policy Administrator, (210) 207-8691, Logan.Sparrow@sanantonio.gov)

- Motion:** Commissioner Carrillo Haynes to approve items as presented
- Second:** Commissioner Siegel
- In Favor:** Unanimous
- Opposed:** None

MOTION PASSES

Commissioner Bustamante exited the boardroom at 2:10 for recusal purposes.

Plats

Item #4

21-11800368: Request by Richard Mott, Vice President of Lennar Homes of Texas, Land and Construction. LTD, for approval to subdivide a tract of land to establish Valle Sol Unit 1 Subdivision, generally located southeast of the intersection of Interstate 35 South and Loop 410. Staff recommends approval. (Nicole Salinas, Senior Planner, (210) 207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

Item #5

21-11800388: Request by Richard Mott, Authorized Agent for Lennar Homes of Texas Land & Construction Ltd., for approval to replat and subdivide a tract of land to establish Silos Subdivision, Unit 9B & 9C, generally located southwest of the intersection of US Highway 90 and Masterson Road. Staff recommends approval. (Kelsey Salinas, Planner, (210) 207-7898, Kelsey.Salinas@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 boardroom at 2:10 for recusal purposes.

INDIVIDUAL CONSIDERATION

Comprehensive Master Plan Amendments

Item #14

PA-2022-11600076: (Continued from (10/12/2022) 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)

Elizabeth Steward, Planner, presented item.

James Griffin, representative, stated the purpose of this request is to allow development of a climate control storage facility. He stated he has been working with the surrounding neighborhood association and have continued dialogue during this process.

Voicemail

Bryan Duran, spoke in opposition.

Public Comment

John Hernandez, spoke in opposition.

Motion: Commissioner Dessouky to continue until November 16, 2022
Second: Commissioner Siegel
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #17

PA-2022-11600098: PLAN AMENDMENT CASE PA-2022-11600098 (Council District 3): A request by Gama Mendez Jr, PC, representative, for approval of a Resolution amending the Stinson Airport Vicinity Land Use Plan land use classification from “Low Density Residential” to “Community Commercial” on 1.823 acres out of NCB 11173, located at 9446 Espada Road. Staff recommends denial. (Associated Zoning Case Z-2022-10700278) (Ann Benavidez, Planner, (210) 207-8208, ann.benavidez@sanantonio.gov, Development Services Department)

Ann Benavidez, Planner, presented item. She stated the applicant is not present however they are requesting a continuance until November 16, 2022.

Public Comment

Ida Ayala, spoke in opposition.

Motion: Commissioner Oroian to continue item until November 16, 2022
Second: Commissioner Carrillo Haynes
In Favor: Unanimous
Opposed: None

MOTION PASSES

Item #16

(Continued from 10/12/2022) 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.

Ali Hussain, applicant, stated they are requesting this change to allow for additional parking for the existing business that is adjacent to the subject property.

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

MOTION PASSES

Approval of Minutes

Item #19

Consideration and approval of October 12, 2022, Planning Commission Minutes.

Motion: Commissioner Milam to approve as amended
Second: Commissioner Carrillo Haynes
In Favor: Carrillo Haynes, Garcia, Siegel, Lopez, Milam, Schindler, Dessouky, Bustamante, Oroian, Councilman Courage
Opposed: None
Abstain: Proffitt

MOTION PASSES

Director's Report

Logan Sparrow, Policy Administrator, stated November 16, 2022, Planning Commission Meeting will begin at 9:00 am.

Adjournment.

There being no further business, the meeting was adjourned at 2:56 pm.

APPROVED:

Matthew Proffitt, Chair

ATTEST:

Melissa Ramirez, Secretary